



ONE GRAFTON MEWS

MILTON KEYNES



Grade A Offices
To Let
5,368 sq ft



One Grafton Mews is located at the Heart of the Milton Keynes business district.

The high quality office building totals 20,200 sq ft and is situated adjacent to the Pinnacle a fully occupied 190,000 sq ft property occupied by well established businesses such as Deloitte, Dentons and Baker Tilly.

ONE GRAFTON MEWS



The Pinnacle

One Grafton Mews is a detached high quality office building which is part of the landmark Pinnacle development at the heart of central Milton Keynes.

The tenants in One Grafton Mews and their workforce have the added benefit of accessing the full amenities on offer in The Pinnacle including a new central business lounge and breakout space, cycle racks and showers.

[#morethanyoubargainfor](#)

Specification



3-pipe fan coil air-conditioning



BREEAM 'Excellent' Rating



Suspended ceilings with LG7 lighting



150mm fully accessible raised floors



Passenger Lift



Male and Female WCs on each floor



Shower facilities and bicycle storage



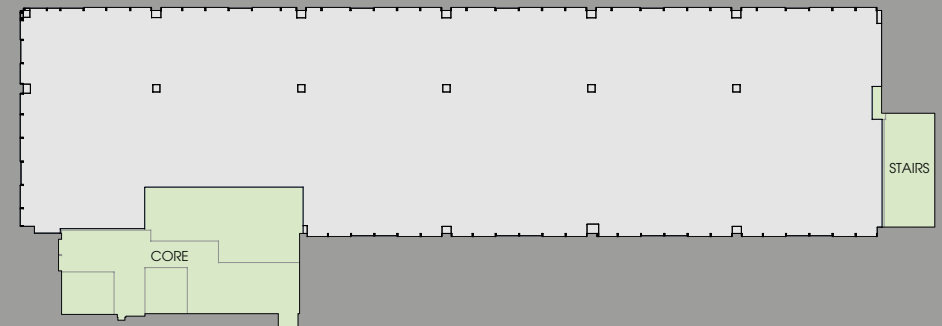
EPC- B(42)



Enhanced parking provision



Second floor plan



Floor	Occupier	Sq. m	Sq. ft
Ground	East West Rail	445	4,768
First	East West Rail	488	5,262
Second	VACANT	498	5,368
Third	Robert Half	415	4,478
Total		1,874	20,173

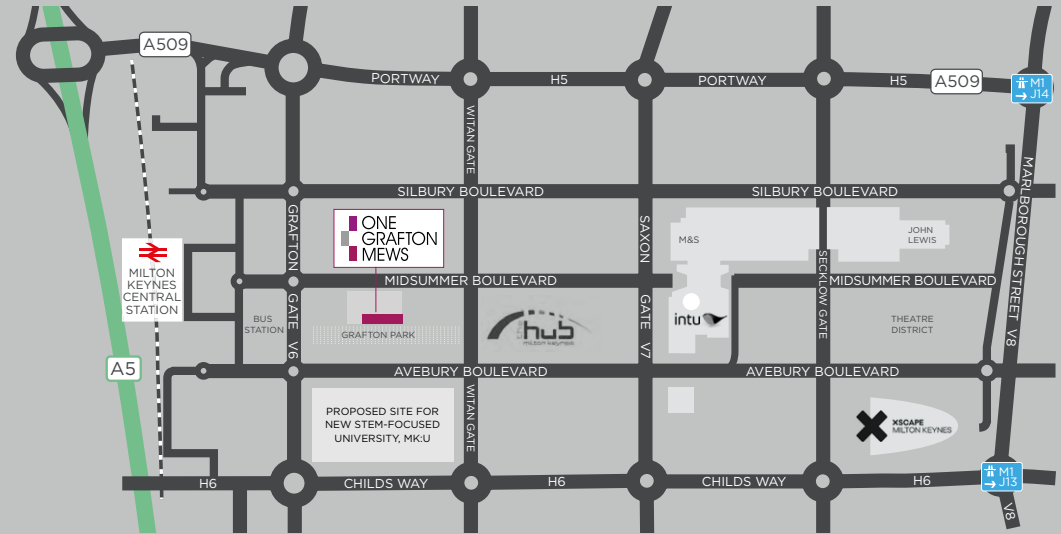


One Grafton Mews sits at the heart of the town. On its doorstep is The Centre:MK shopping centre, housing over 250 shops, cafés and department stores.

The Hub, which is also just a few minutes walk away, has more than 20 bars, cafés and restaurants including Loch Fyne and Brassiere Blanc – perfect for a business lunch or relaxing after work.

One Grafton Mews is situated within the centre of the transport grid whatever your mode of travel.

Milton Keynes Central railway station is just a five minute walk away. From there, London Euston is a 30 minute train journey and Birmingham is only 40 minutes in the opposite direction.



London Euston 34 Minutes By Train

Matt Willcock / Jessica Bodie

Ian Leather / Joss Burrows

CBRE
020 7182 2000
www.cbre.co.uk

bray fox smith brayfoxsmith.com
020 7629 5456

matt.willcock@cbre.com
jessica.bodie@cbre.com

ianleather@brayfoxsmith.com
jossburrows@brayfoxsmith.com



CBRE & Bray Fox Smith or themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of CBRE & Bray Fox Smith has any authority to make or give any representation or warranty whatever in relation to the property; (iv) rents quoted in the above particulars may be subject to VAT in addition.