

Milton Keynes Investment Prospectus 2026



**Milton
Keynes.**
Better by design

Introducing Milton Keynes

Milton Keynes is amongst the top UK cities for growth and innovation, the only UK city purposely designed to be a great place to do business. Positioned between London & Birmingham, and Oxford & Cambridge, Milton Keynes is an exceptional location for transport and logistics connectivity. The city benefits from a highly educated workforce and a strong base of world-leading firms. Milton Keynes also offers a high quality of life, with good schools, green spaces, and more affordable housing compared to London, supporting the attraction and retention of talent.



This is Milton Keynes. Better by Design.

- Population, 2024: 305,884
- GVA per hour, 2023: £48.6
- Economy: £16.8bn
- Private sector jobs: 151,000
- Public sector jobs: 41,500
- Employment rate, 2023: 76.0%
- Average weekly workplace earnings, 2025: £794
- Gross Disposable Household Income per capita, 2023: £19,521



128%
of UK average
productivity

+600%
population growth
in last 50 years

Growth to 2050

Milton Keynes' growth trajectory is set out in the City Plan 2050 with ambitions for 410,000 residents, around 60,000 new homes, and 75,000 new jobs by 2050. Aligning closely with the UK Government's broader growth ambitions and New Towns programme and supported by strategic planning, Milton Keynes is a forward-looking urban centre with sustainable, vibrant communities for both residents and businesses.



Economic performance and growth profile

Key performance indicators:



Fastest growing UK City¹

Ranked **#4** for New Economy businesses

Over **13,000** businesses call Milton Keynes home²

Ranked **#1** of 10 cities with the highest housing stock growth

Ranked as one of The Times' **'Best Place to Live'** 2026

Ranked **#2** UK's top places to Live and Work 2025⁴



Top 10 of the UK's Happiest Cities index⁵

Almost **1 in 3** jobs are already in technology



Most Competitive City in UK⁶



4th Best for Business Growth & Innovation

Ranked **#4** in 10 cities with the highest New Economy Firms per 10k working-age population³

Ranked **#3** for business for startups



References:

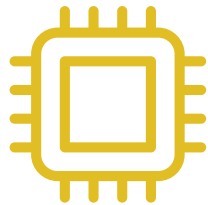
- ¹ Housing Stock Change, Centre for Cities, Milton Keynes City Profile
- ² NOMIS, Local Authority Profile, 2025
- ³ Cities Outlook 2026 by Centre for Cities
- ⁴ LSH Vitality index, 2025
- ⁵ #8, Happy City Index, 2024
- ⁶ Cardiff & Nottingham Business Index 2023

Core sectors: Pillars of regional excellence

Technology, Engineering,
Creative industries, Education,
Logistics, Leisure



Technology and smart city innovation



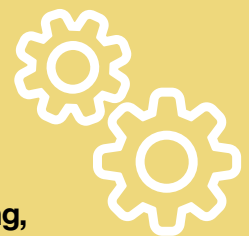
Where ideas are tested in the real world

A UK leader in AI, data, robotics and smart infrastructure, Milton Keynes offers live urban testbeds, 5G connectivity and globally recognised research partners.

From autonomous vehicles to drone logistics, the city enables innovation at scale, not in theory.

Key entities and innovation: Smart City Testbed, Smart City Experience Centre, Cranfield University, Open University, Starship autonomous robots and the Innovation Quarter Project.

Advanced engineering and manufacturing



High-performance engineering, globally competitive

Anchored by Oracle Red Bull Racing & Technologies, Milton Keynes hosts world-class expertise in simulation, data-led design and advanced manufacturing, supporting clean mobility, automation and next-generation materials.

Key strengths: Motorsport engineering, Clean mobility and Advanced manufacturing.

Creative and digital industries



Creativity powered by technology

With 1,800+ digital and creative businesses, Milton Keynes blends design heritage, immersive media and digital production supported by major cultural institutions and international festivals.

Key strengths: Film & content, Immersive tech and Design & branding





Education and knowledge economy



Future skills for future industries

Milton Keynes is a national hub for applied research, digital learning and industry-aligned skills, anchored by The Open University and Cranfield University feeding talent directly into high-growth sectors.

Key institutions: The Open University, Cranfield University, Milton Keynes College and South Central Institute of Technology.



Visitor economy, culture and quality of life



A city designed to attract and retain talent

Green infrastructure, national sporting venues, motorsport, retail and cultural destinations support a high-quality lifestyle - a critical advantage for employers, investors and growing businesses. Its strategic location also positions it as a potential base for future visitor demand linked to major planned leisure and entertainment developments in the wider region.

Key entities : Stadium MK, Bletchley Park, Centre:mk, Midsummer Place, Willen Lake and Daytona MK.

Logistics and urban mobility



At the centre of England's growth corridors

Located on the Oxford-Cambridge Growth Corridor, with fast rail, motorway access and proximity to major airports, Milton Keynes is a prime location for low-carbon logistics, autonomous delivery and smart mobility systems.

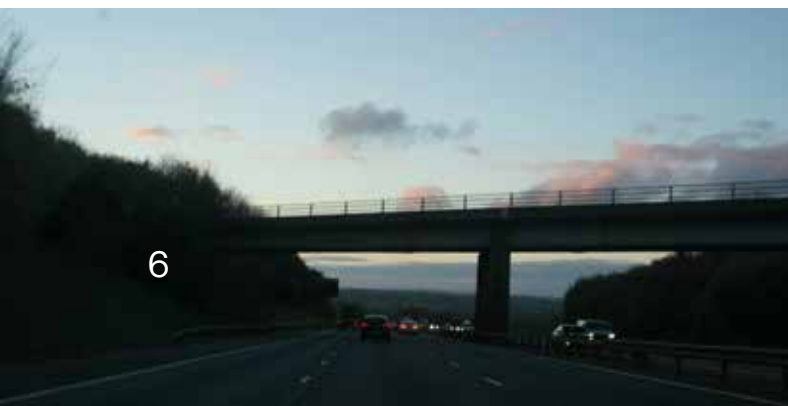
Connectivity: East West Rail, M1 Junction 14 (close proximity to J13).



Strategic location and connectivity

Milton Keynes is the centre of the Oxford–Cambridge Region, a globally recognised innovation corridor generating £120bn a year, home to 4 million people, 2 million jobs, and 1 million graduates. Milton Keynes' unique role within the Oxford-Cambridge corridor is the city where 'ideas become reality', a city sized testbed where innovation and new technology are commercialised.

New direct connectivity from Milton Keynes to the cities of Oxford and Cambridge is being unlocked through East West Rail, linking the corridor's biggest city directly with two world leading centres of education, research and development.



**Milton
Keynes.**

Milton Keynes City Council: Fast actions, Real delivery.

Milton Keynes City Council (MKCC) is the city's delivery engine: by enabling, coordinating, and de-risking growth. For investors, that means confidence in a clear ambition backed by strong governance, real capability and a track record of delivery.



Digital technology and skills

Milton Keynes is expanding Bletchley's digital offer through the South-Central Institute of Technology (SCIoT), creating a regional training hub focused on practical, industry-led skills. The centre offers programs in AI, cybersecurity, computing, engineering, and advanced digital infrastructure, using state-of-the-art facilities and hands-on learning. Developed with local employers and government support, it bridges the digital skills gap and strengthens Milton Keynes as a leading innovation and technology hub.

Regional leadership and devolution

MKCC is championing a Mayoral Strategic Authority for Bedfordshire, Luton and Milton Keynes (BLMK) to secure enhanced powers and accelerate strategic infrastructure delivery, including East West Rail. This positions Milton Keynes to capture value from major regional investment, including Universal Studios UK and London Luton Airport and London Stansted Airport expansion.

Governance, certainty and risk reduction

MKCC provides long-term certainty through the MK City Plan 2050 and delivers:

- A strong track record of delivering homes, infrastructure, and jobs, with continued ambition for future growth.
- Strong ability to secure and deploy funding to unlock development and regeneration.
- A partnership approach with national agencies and the private sector supporting delivery and investment.



Milton Keynes: The UK's next New Town for delivering fast paced growth

In March 2026, Milton Keynes was shortlisted as one of seven locations being considered as future New Towns. This builds on its earlier recognition as a prime candidate and further underscores its strong position within national planning priorities and its significant long-term investment potential.

Under this programme, the city is set to deliver at least 40,000 new homes, world-class infrastructure, and vibrant communities, creating a forward-looking urban environment that attracts both residents and businesses.

[Visit our website to find out more.](#)



Key development areas

- **Central Milton Keynes (CMK):** a new urban neighbourhood integrating homes, employment space, jobs, and community facilities, supporting continued economic growth in the city centre.
- **East of Milton Keynes:** this major growth zone is planned with new homes, jobs, schools, and healthcare, making it a prime location for connectivity-led business and economic growth.
- **North of Milton Keynes:** a developer-led proposal focused on sustainable, high-quality residential growth alongside new employment opportunities and workspace provision, with strong strategic connectivity to the M1 supporting wider economic development.

The offer

- The Milton Keynes New Towns partnership brings the City Council together with Berkeley, the Bristol Society of Merchant Venturers, Gallagher, Hallam Land, Milton Keynes Development Partnership, Taylor Wimpey and Urban&Civic to secure investment, improve infrastructure and create growth.
- Vibrant, sustainable communities designed for long-term growth.
- Accelerated development under the national New Towns programme.
- High population and economic growth potential ensures strong demand.
- Potention for secure, sustainable returns for long-term investors.

Milton Keynes demonstrates an unmatched combination of strategic planning through engagement with government processes, and large-scale development opportunities, making it a top-tier destination for future-ready investments.



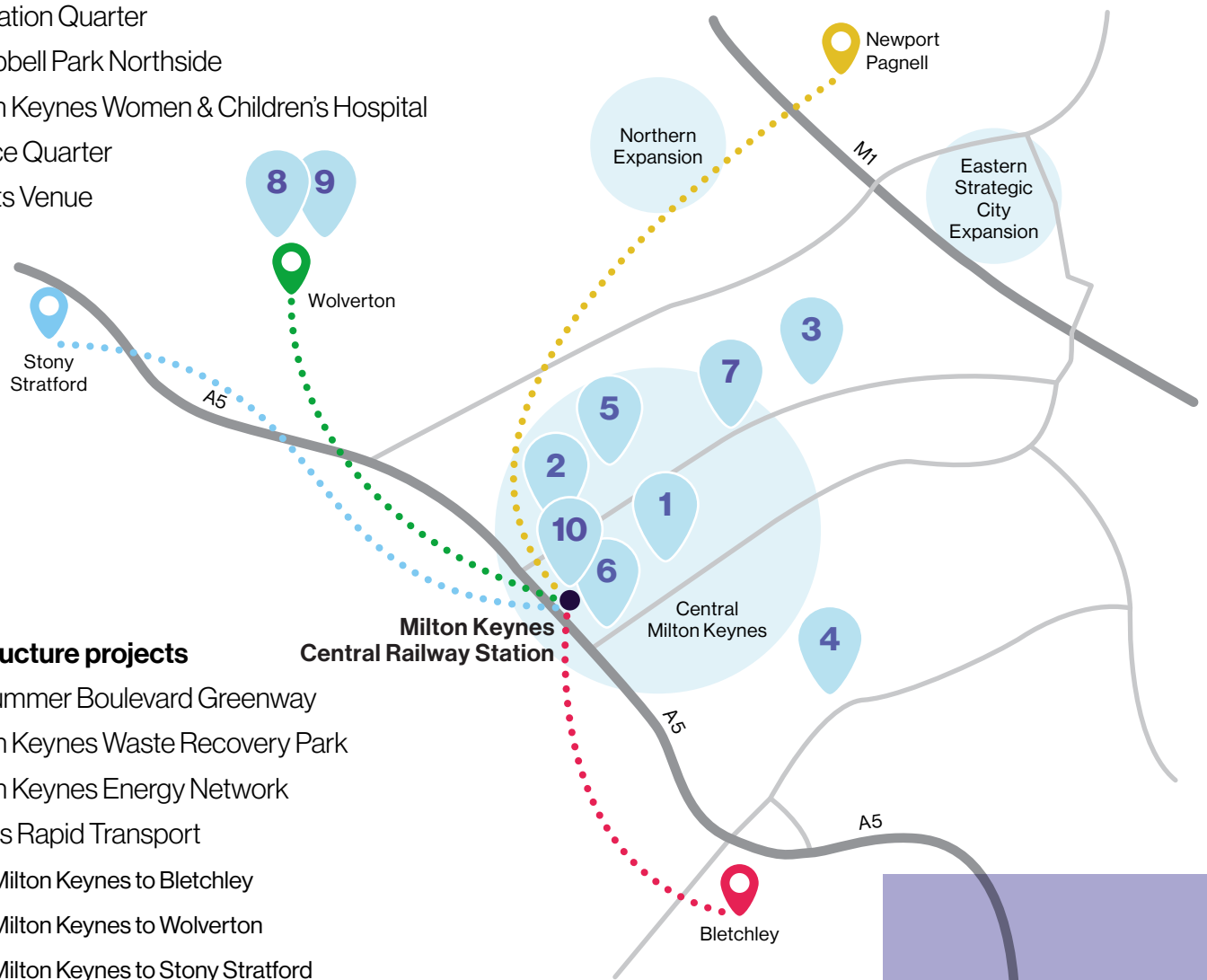
A clear vision for delivering growth

Milton Keynes' ambitious growth and development vision is already underway, supporting the city's continued growth and innovation. The following civic and infrastructure projects demonstrate ongoing development activity and strong delivery capacity to ensure the vision becomes a reality.



Civic projects

1. City Centre University
2. Innovation Quarter
3. Campbell Park Northside
4. Milton Keynes Women & Children's Hospital
5. Justice Quarter
6. Events Venue



Infrastructure projects

7. Midsummer Boulevard Greenway
8. Milton Keynes Waste Recovery Park
9. Milton Keynes Energy Network
10. Mass Rapid Transport

- Milton Keynes to Bletchley
- Milton Keynes to Wolverton
- Milton Keynes to Stony Stratford
- Milton Keynes to Newport Pagnell

Civic projects

These projects support the continued growth and development of Milton Keynes by strengthening the city's civic, educational, cultural and community infrastructure. They aim to increase city centre activity, support population growth and improve services for residents, students, workers and visitors, contributing to long-term regeneration and placemaking.



1. City Centre University

Establishing a city centre university has been a long-held ambition for Milton Keynes. Bringing a significant student population into the heart of the city would support regeneration, increase footfall and strengthen the case for wider investment, while boosting skills, social mobility and long-term economic growth through closer links between education, employers and innovation. The City Council is actively working with potential university providers and industry partners to help make this ambition a reality.

2. Innovation Quarter

The Innovation Quarter will provide a city centre home for technology in Milton Keynes, promoting collaboration between businesses, academia and the public sector, supporting start-ups, research and creative industries. It is designed to accelerate innovation-led growth and strengthen Milton Keynes' smart-city reputation. Part of the successful 'Innovation Circuit' bid to the Local Innovation Partnerships fund (LIPF), the Innovation Quarter project will have a key focus on connected and autonomous systems. The project aims to widen access to high quality jobs, retain talent and improve productivity across the local economy.

3. Campbell Park Northside

Campbell Park Northside is a major residential-led development delivering around 1,800 new homes across a 17-hectare site, including a mix of family housing, affordable homes, later living and self-build opportunities. A new local centre and high quality green/public realm are intended to create a walkable neighbourhood that supports wellbeing and everyday access to services. It will contribute to housing delivery, generate construction employment and strengthen city centre vitality through a larger resident population.





4. Milton Keynes Women & Children's Hospital

The Women & Children's Hospital, on the existing Milton Keynes University Hospital site, is a new specialist healthcare facility planned to expand and modernise services for Milton Keynes and the wider sub-region. It will strengthen capacity and resilience in maternity, neonatal, paediatric and women's health, improving access and outcomes for a growing population. The hospital also acts as a major anchor institution, supporting skilled jobs, training and wider confidence in the city as a place for families.

5. Central Milton Keynes Justice Quarter

The Central Milton Keynes Justice Quarter proposes a phased approach to unlock additional court capacity in the short term, while building the case for long-term investment in modern, resilient justice infrastructure. The vision is to create a future-facing Justice Quarter that goes beyond increasing courtroom provision, combining accessible and efficient justice services with space for legal professionals, mediation and tribunal services, training, and wraparound support. By strengthening the city centre as a civic hub, the Justice Quarter will generate footfall, support skilled employment, and contribute to the long-term vitality of Central Milton Keynes.

6. Events Venue

The Events Venue will deliver a versatile city centre facility of around 4,000 capacity to host concerts, exhibitions and conferences, addressing a gap in cultural and visitor infrastructure. It will support regeneration and placemaking by driving evening/ weekend footfall, strengthening hospitality and the wider city centre offer. The venue is expected to create an estimated 186 full-time equivalent jobs and provide inclusive space for community and commercial activity.



Infrastructure projects

Milton Keynes City Council is focused on the strategic infrastructure needed to support Milton Keynes' status as one of the UK's fastest-growing cities. Transport, energy and public realm improvements enhance connectivity, support sustainable development and accommodate planned housing and employment growth. By strengthening core infrastructure and improving mobility, Milton Keynes can continue to expand while maintaining quality of life and environmental standards.



7. Midsummer Boulevard Greenway

The Greenway will transform Milton Keynes' central boulevard into a largely traffic-free green corridor prioritising walking, cycling and integration with MRT. The goal of the Greenway is to improve safety, accessibility and the public realm while supporting regeneration and helping unlock development land. It will also create opportunities for “play on the way”, pop-up space for cafes or food vendors, and other cultural and leisure activities, contributing to a more vibrant and animated city centre. It will support health and wellbeing through better active travel connections, greener streets and improved environmental quality.

8. Milton Keynes Waste Recovery Park (MKWRP)

MKWRP is a council-owned waste and energy recovery facility, combining mechanical treatment, anaerobic digestion and advanced thermal treatment to recycle waste and export electricity to the National Grid. Built in 2014, the enabling opportunity is to extract and utilise heat (and potentially power) from the site to support a wider heat network, improving decarbonisation and energy resilience. This could help reduce exposure to volatile energy prices and provide reliable low-carbon heat to homes and key public services.

9. Milton Keynes Energy Network

The Milton Keynes Energy Network is a £95 million heat network being developed to supply local, resilient, low-carbon heating and hot water to homes, businesses and public buildings across the city. Being developed by 1Energy, the network will capture and generate heat centrally, before distributing it via a city-wide network of buried thermal pipes as an efficient, sustainable way to heat buildings. Inherently flexible and scalable, the network can be connected to new and existing developments, supporting building owners to meet low-carbon regulation and access future-proof energy infrastructure that enhances energy stability while supporting the Milton Keynes' net zero ambitions.

10. Mass Rapid Transit (MRT)

The MRT proposal is for high-quality, frequent, tram-like vehicles on mostly segregated routes, connecting key residential, commercial and employment areas. The MRT will provide a credible alternative to car travel, improving connectivity, reducing congestion and supporting sustainable growth to 2050 and beyond. The scheme is expected to unlock housing and jobs and deliver significant wider economic benefits through improved travel options and productivity.

Investible project: MK Gateway





Status	Fully consented, construction pricing and debt secured, targeting site commencement in Q3 2026.
Estimated completion	Office: c. 2028 Residential (BTR tower): c. 2029 Stabilisation and investor exit: c. 2030–31 (subject to funding close and market timing).
Location	MK Gateway, Saxon Court, Avebury Boulevard, Milton Keynes.
Delivered by	MK Gateway Limited (JV between Patron Capital Partners and First Base), Development Manager: Socius, Public-sector partners: Milton Keynes City Council (MKCC) and Milton Keynes Development Partnership (MKDP), Lead architect: RSHP.
Opportunity	Repurpose a civic building to deliver sustainable offices, homes, and SME space, creating a high-density gateway for Central Milton Keynes.
Investment sought	£30m equity sought to enable immediate mobilisation and start on site.
Asset Class	Urban mixed-use regeneration: Grade A office, Build-to-Rent residential, and affordable SME/innovation workspace delivered through sustainable retrofit.

The investment proposition:

MK Gateway is a landmark mixed-use gateway, delivering Grade A office (retrofit), a 34-storey 288-unit Build-to-Rent tower, and 17,000 sq ft of affordable SME/innovation space within a prime, transit-connected city centre location. With pre-construction risks largely resolved, backed by public-sector land partnerships, and designed to meet modern Building Safety Act standards, the project has the potential to provide institutional-quality income and value creation through leasing, rental growth, and stabilised exit.

Key facts:

- £240m GDV mixed-use regeneration in Central Milton Keynes.
- 240,000 sq ft Grade A office (deep retrofit + extension).
- ~3,750 tonnes CO₂ saved through repurposing Saxon Court vs demolition.
- 2+ year construction programme with defined exit pathway post-stabilisation.

Site description:

A 2.35-acre gateway site in CMK, repurposing the former Saxon Court civic building alongside new high-density residential development. The scheme establishes a new architectural and sustainability benchmark for the city while strengthening its commercial core and innovation ecosystem.

Investible
project:
Lower Westside
(Block B4)





The investment proposition:

Milton Keynes Development Partnership (MKDP), owned by Milton Keynes City Council (MKCC), uses and develops its land assets to support a better city for living, working, and socialising. Lower Westside is a transformative mixed-use opportunity. With CMK positioned as a key hub for visitors, retail, and leisure, the scheme offers investors the chance to partner with MKDP to shape a new urban district from first principles, integrating living, working, learning, and enterprise. Designed around active public realm and overlapping uses, it will foster interaction, support innovation, attract occupiers, and deliver long-term economic and placemaking value.

Key facts:

- One of the largest strategic development opportunities in CMK.
- Held entirely in single public ownership with no land assembly risk.
- Identified within MK City Plan 2050 as part of the Tech & Innovation Area.
- Soft market testing completed with strong early interest.
- Integral to the Lower Westside masterplan, linking multiple sites and enhancing public realm around the railway station and a brand-new, multi-purpose events venue.

Site description:

Block B4 is earmarked for innovation-led, mixed-use development, offering approx. 10 hectares of potential floorspace for education, research, workspace, and residential uses.

Status	Strategic development opportunity, early-stage site identification and master planning phase underway.
Estimated completion	Dependent on planning approvals and phased development; indicative timelines to be confirmed with the appointed development partner.
Location	Lower Westside (Block B4), Central Milton Keynes, UK.
Delivered by	Milton Keynes Development Partnership (MKDP) in collaboration with a best-in-class development partner.
Opportunity	Lower Westside (Block B4) is a strategic MKDP site and one of the original Central Milton Keynes “Blocks”, directly linked to Milton Keynes Central Railway Station and the only major original CMK block yet to be developed.
GDV	£1.6bn+ as an estimate from previous projection with partnership-based investment to fund master planning, infrastructure, and phased development (exact figures to be determined).
Asset Class	Mixed-use urban development comprising commercial, residential, education, research, and public realm components.



Join the UK's leading business city -
you'll be in good company.



**Milton
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Testimonials

Why Milton Keynes leads: Insights from employers and investment partners.



“For Aimi, it’s key that Milton Keynes is a hotbed of talent. It sits right in the middle of the Oxford-Cambridge Innovation Arc, is tech focused, and then there’s Milton Keynes College’s South Central Institute of Technology in Bletchley. We really needed that kind of space because of the way we work, and it just wouldn’t have been possible in London.”

Steve Salvin: CEO, Aimi



“Milton Keynes continues to offer BSI the connectivity, skilled workforce and dynamic business community that support our long-term investment and success. BSI has been proud to be based in Milton Keynes for around 40 years. The city’s excellent connectivity, strong infrastructure and supportive business environment have made it an ideal location for our operations in the EMEA region.”

Matt Page: Senior Vice President, BSI



“Milton Keynes has been an important base for Freeths for many years, so investing in a new 8,000 sq ft home in the heart of the city felt like the natural next step for us. Our move to Silbury Boulevard gives our colleagues and clients a modern, welcoming space that supports the way we work today.”

Jonathan Hambleton: Managing Partner, Freeths, Milton Keynes



Testimonials

“Volkswagen Financial Services UK chose Milton Keynes as our hub, with two offices supporting our teams. Its close proximity to our brand partners and central UK location helps us stay connected and attract great talent - powered by the people who make our business what it is.”

Volkswagen Financial Services UK
spokesperson



“Geographically, Milton Keynes is the ideal spot for us. While the majority of our shoots are in London, which is quick and easy to travel to from here, we are also able to go North, East and West comfortably too! Lastly and most importantly, we are born and bred in Milton Keynes. We enjoy living and working in the city, are excited to see it thrive and most importantly we are grateful for the many opportunities it has provided us in the 12 years we have been running.”

Charlie Ray: Director, Wiseguys



“With more than 500 organisations in Milton Keynes already relying on Zoho’s technology, the region has long been important to us, both as a thriving customer hub and as a centre for future growth. We are committed to growing our presence here and playing an active role in the local business community, skills development and the wider economic success of the city.”

Sachin Agrawal: Managing Director, Zoho UK



Join the growth story

Milton Keynes is built for innovation and investment, a bold, liveable city accelerating digital transformation, sustainability, and next-generation mobility. Our city is *Better by Design*, purposely built to be a better place to do business.

Engage with the Opportunity

Explore key opportunity zones, connect with Invest Milton Keynes, access strategic partners, and experience the city firsthand.



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