

B95

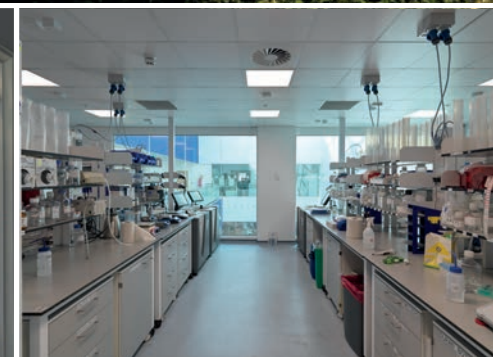
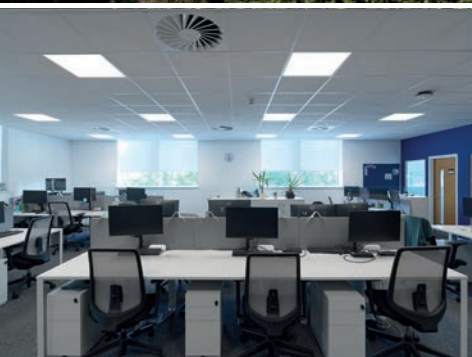


TO LET

HQ LIFE SCIENCES FACILITY

CONTAINING CL2 LABS
164 PARKING SPACES
RESTAURANT & STAFF AMENITIES

B95 Milton Park, Abingdon OX14 4RZ



- Headquarters life sciences facility
- CL2 laboratory accommodation
- Extensive office and collaboration space
- Staff restaurant and welfare facilities
- 164 car parking spaces
- Air source heat pump heating and cooling



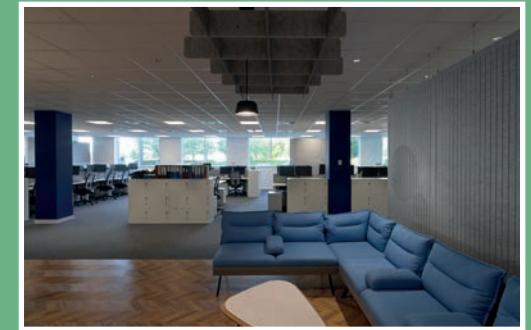
Description

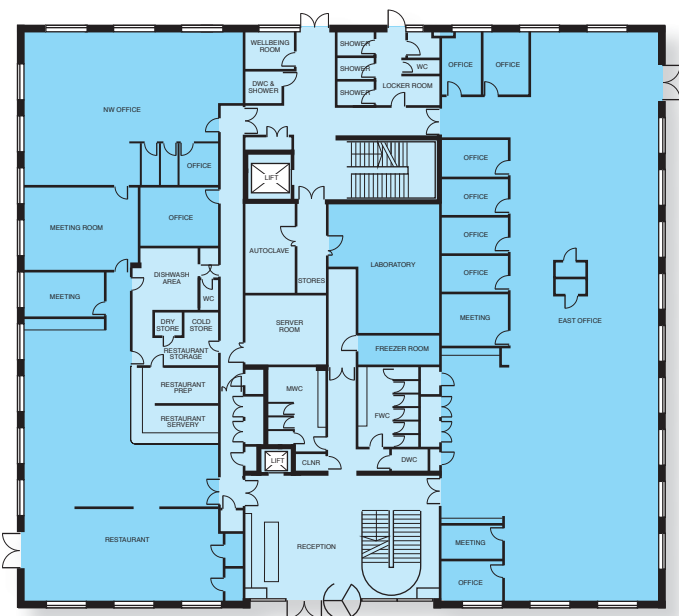
B95 Milton Park offers a high-quality headquarters laboratory facility within one of the UK's leading science and innovation campuses.

The building combines CL2 laboratory accommodation with modern office space, meeting facilities and extensive staff amenities. Designed to support life science, biotechnology and R&D occupiers, B95 provides a rare opportunity to secure a substantial standalone facility with significant parking and occupier amenities.

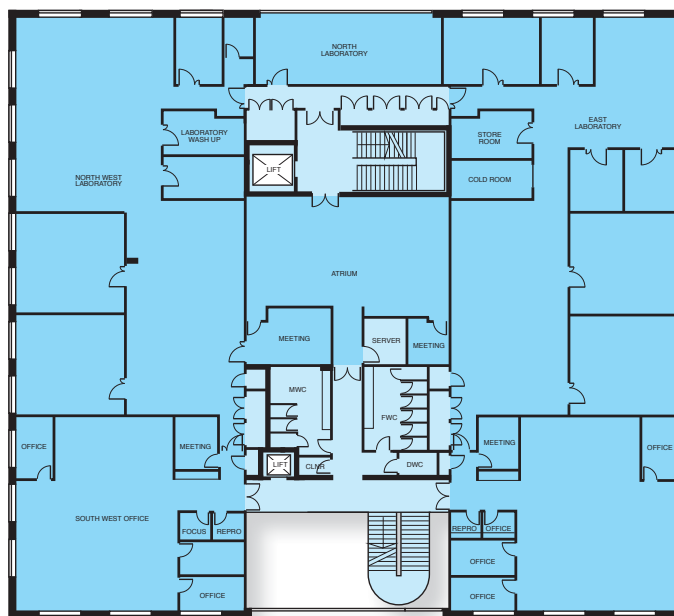


- CL2 laboratories with specialist ventilation
- Cold room facilities
- Laboratory gas provision
- Air source heat pump heating and cooling
- Backup power generator for critical equipment
- Building management system
- Access Control & CCTV security systems
- Passenger and Goods lifts

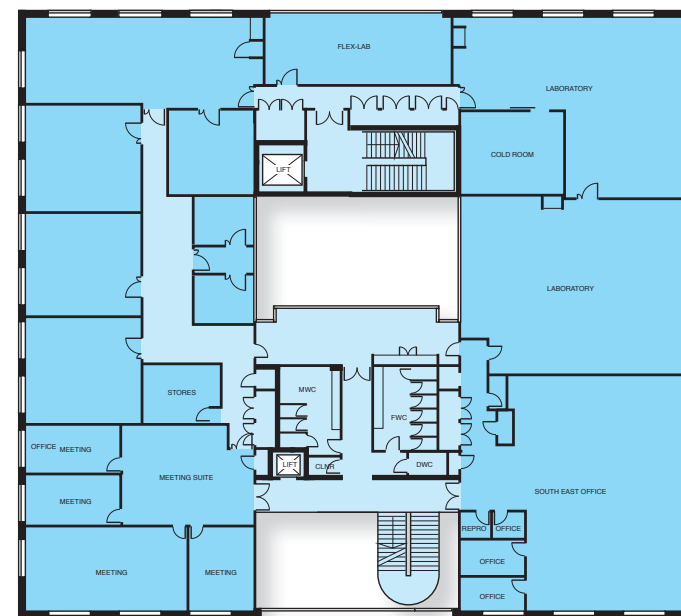




Ground Floor



First Floor



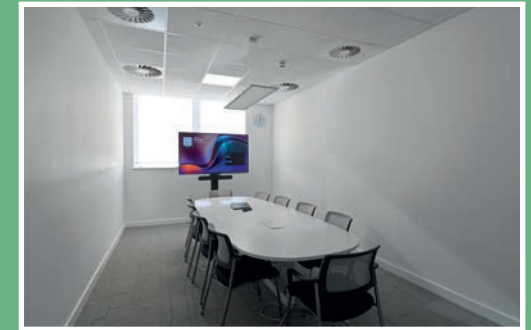
Second Floor

Accommodation (net internal basis)

AREAS	Sq Ft	Sq M
Ground Floor	14,855	1380
1st Floor	15,415	1432
2nd Floor	14,308	1329
Total	44,578	4,141

Car Parking 164 spaces





B95

Occupier Amenities

- Restaurant seating for approximately 86 people
- Meeting and collaboration spaces
- Wellbeing room
- Showers lockers and changing facilities
- External seating areas





Location

Milton Park is located between Didcot and Abingdon along the Oxford-Cambridge Growth Corridor and is a prime destination for science and technology businesses. Its strategic location provides excellent connectivity to major transport links, including the A34 and M4, while offering quick access to Oxford city centre and the nearby Oxford Science Park.

Milton Park employees can get an annual bus pass for just £20, allowing free travel between Milton Park, Didcot Parkway, and any stop in the Didcot Zone. Buses run every 8-10 minutes from Stop R1 at Didcot Parkway.



Rent and Terms

On application.

Business Rates

Interested parties to make their own enquiries with the Rating Authority to verify rates payable.

EPC

The EPC is rated B.

Estates Charges

£78,550 per annum.

Contact

For further details or to arrange an inspection contact Newsteer:

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Newsteer
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