



## 30 Western Avenue

Milton Park, Abingdon, OX14 4SH

### Three Storey Detached Office Building In The Heart Of Milton Park

**5,198 to 16,835 sq ft**  
(482.91 to 1,564.02 sq m)

- Extensive on-site amenity provision
- Self contained building
- Set to be comprehensively refurbished
- Prominent position within Milton Park
- Available as a whole or floor by floor basis

# 30 Western Avenue, Milton Park, Abingdon, OX14 4SH

## Summary

<b>Available Size</b>	5,198 to 16,835 sq ft
<b>Business Rates</b>	Rateable value: £445,000
<b>Service Charge</b>	A service charge is payable, please enquire
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E

## Description

30 Western Avenue is a striking three-storey building, which occupies a prime position at the entrance of the Park. The offices will be adjacent to Milton Park's new amenity offering at Signal Yard, due to open in early 2026.

The property provides 16,835 sq ft / 1,564 sq m offices across ground, first and second floors and is available as a whole or on a floor-by-floor basis. The proposed specification is due to include suspended ceilings, LED lighting, air conditioning, raised access floors, WC & shower facilities and ample parking.

## Location

Milton Park is the largest science and technology park in Oxfordshire. It is strategically located just off the A34 Milton Interchange and boasts excellent public transport connections. Local bus services offer direct connections to Oxford and the local villages as well as regular services to Didcot Parkway Train Station running every 10 minutes. Didcot Parkway provides direct train connections to Oxford, Reading and London.

30 Western Avenue is situated in close proximity to the new Signal Yard amenity provision which is set to open in early 2026 and will provide a range of food and beverage offerings alongside health and wellbeing facilities.

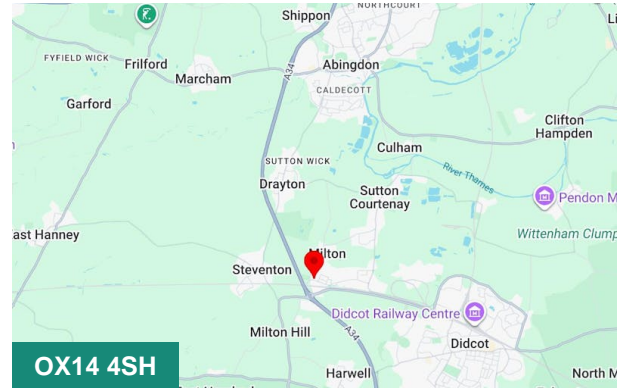
## Accommodation

The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m	Availability
Ground	5,198	482.91	Available
1st	5,814	540.14	Available
2nd	5,823	540.97	Available
<b>Total</b>	<b>16,835</b>	<b>1,564.02</b>	

## Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.



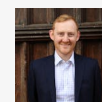
## Viewing & Further Information



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