

UNIT 17

127 Milton Park, Abingdon OX14 4SA

TO LET



2,940 SQ FT
(273 SQ M)

Ground Floor Hybrid Unit Suitable for
R&D/Science/Tech Uses

**Lambert
Smith
Hampton**

Unit 17, Abingdon OX14 4SA

Description

Rare, part fitted hybrid accommodation, available on flexible terms.

Unit 17, 127 Olympic Avenue is a ground floor, end of terrace suite, in a central location on Milton Park. The hybrid unit is divided into office and research space (25:75 split) with rear loading access with roller shutter doors and gas storage. The unit is suitable for R&D or office use and includes meeting room, kitchen, reception and large server room. The property benefits from 6 parking spaces and local occupiers include Eden Research, Sibelius and NeoVac.

ACCOMMODATION	Sq Ft	Sq M
Ground Floor	2,940	273
TOTAL (GIA)	2,940	273

Specification

- Ideal for Science and Tech Sectors
- Ground Floor Air Conditioned Offices
- Roller Shutter Rear Loading Access
- Fitted Out Open Plan Offices and Meeting Room
- Large Open Plan Area for R&D/Lab Uses
- Kitchen / Breakout Area

Location

Milton Park is one of the largest business parks in the UK, a thriving community of 250 businesses in the Science and Technology Sectors. Superb on-site facilities include cafes, a fitness centre, nursery, pharmacy, shops, newsagents etc.

There are rail services to nearby Didcot Parkway station (with free shuttle bus) and road access from the A34, M4 and M40.

EPC

EPC report is available upon request.

Terms

The lease is available by way of assignment or sublease, further details available on request.

Rent

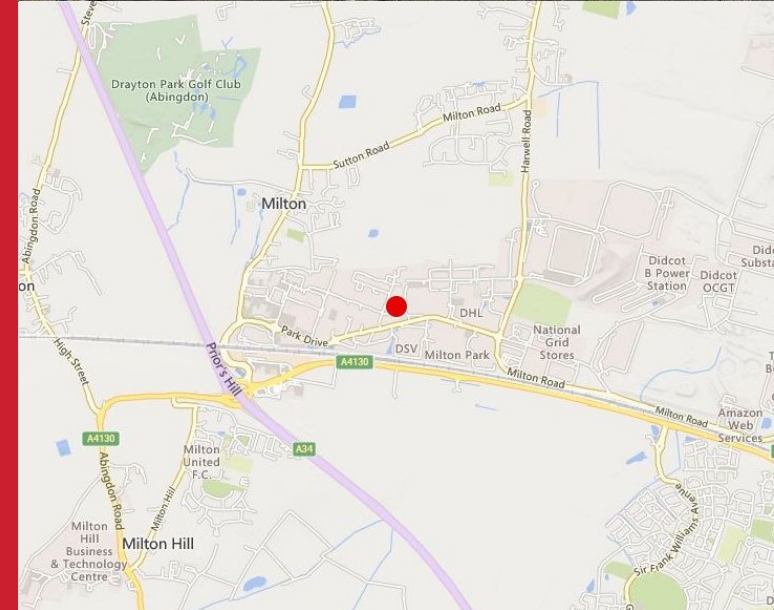
£27.50 Per Sq Ft

Business Rates

Rateable Value : £81,500
Uniform Business Rates Payable per annum (2024/25) :
£44,499

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings

By prior appointment only.

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