



**119C Olympic Avenue**  
Milton Park, Abingdon, OX14 4SA

## Modern R&D / Industrial Workspace

**1,538 sq ft**  
(142.88 sq m)

- Flexible warehouse with integrated office accommodation
- Suitable for research and development uses
- High eaves
- Three parking spaces
- Electric roller shutter door

# 119C Olympic Avenue, Milton Park, Abingdon, OX14 4SA

## Summary

<b>Available Size</b>	1,538 sq ft
<b>Business Rates</b>	Please enquire
<b>Service Charge</b>	Service charge payable, please enquire
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E

## Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	sq ft	sq m	Availability
Ground	1,538	142.88	Available
<b>Total</b>	<b>1,538</b>	<b>142.88</b>	

## Location

Milton Park has direct buses to Oxford city centre, Headington Life Science district and to the JR hospital. The fast X32 bus takes 30 minutes and there are three X32 buses an hour from the bus stop. Going in the other direction, buses take nine minutes to Didcot Parkway train station, with trains to London Paddington taking 35 minutes. London Paddington is on the Elizabeth line with easy access to the city and Heathrow airport.

## Description

119C Olympic Avenue is a modern end-of-terrace R&D/industrial workspace extending to 1,538 sq ft (143 sq m) constructed around a steel portal frame warehouse with integrated office accommodation. The workspace is suitable for a range of uses including research and development.

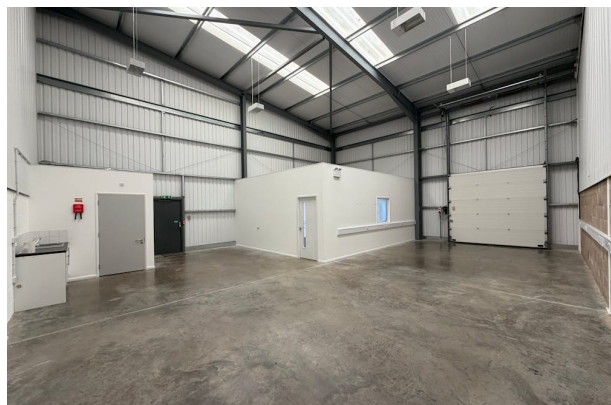
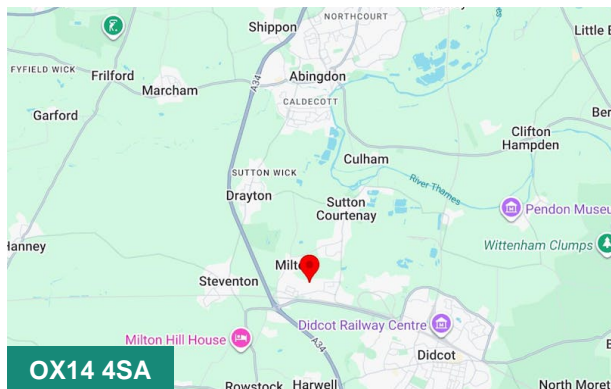
Internally, the property provides full-height warehouse space with a small tea point and rear accessible WC. The office accommodation is partitioned to create a modern workspace with carpeted flooring and perimeter trunking.

Access is available via a personnel entrance and an electric roller shutter door, allowing for efficient loading and operational flexibility

## Outstanding Amenities

119C Olympic Avenue is situated to the north of Milton Park, a short walk to Signal Yard, the Park's new amenity hub. Signal Yard will offer a variety of eateries including Tap Social's Day Release brewery, pizzeria and artisan bakery; Chor Muang Thai, 1885 Burgers, Planted Plates vegan café. Also, at Signal Yard is an NHS Damira Dental Studios, Apollo Pharmacy, Post Office, barbers and fitness studios.

The co-working, meeting and conference space in Bee House and the popular Hive Café is located on the eastern end of the Park, serving hot and cold food and drinks in relaxed setting ideal for catching up with colleagues.



## Viewing & Further Information



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