

# 177 BROOK DRIVE

Milton Park, Abingdon OX14 4SD

TO LET  
FOR SALE



**22,102 SQ FT**  
(2,053 SQ M)

High-Tech building with 598 KVA available at Milton Park

**Lambert  
Smith  
Hampton**

**177 Brook Drive, OX14 4SD**

## Description

177 Brook Drive will provide a newly refurbished high-tech building totalling 22,102 sqft including 5,102 sqft of office accommodation. Works due to be completed Q1 2024.

The building provides state of the art HQ style office accommodation and advanced R&D laboratory space with flexibility to ensure the building can evolve for the tenant's future requirements.

Milton Park is a dynamic and vibrant business, science and technology community in Oxfordshire, home to over 250 businesses.

## Specification

- 3 Phase Supply with 598 KVA Capacity
- 6M Eaves Height
- Undergoing a full refurbishment target PC Q1 2024
- Excellent access onto the A34 and to Didcot Station
- Ample Dedicated Parking
- 5,102 sq ft of High Quality Office Space
- Extensive Hard and Soft Landscaping
- Yard and Roller Shutter Door

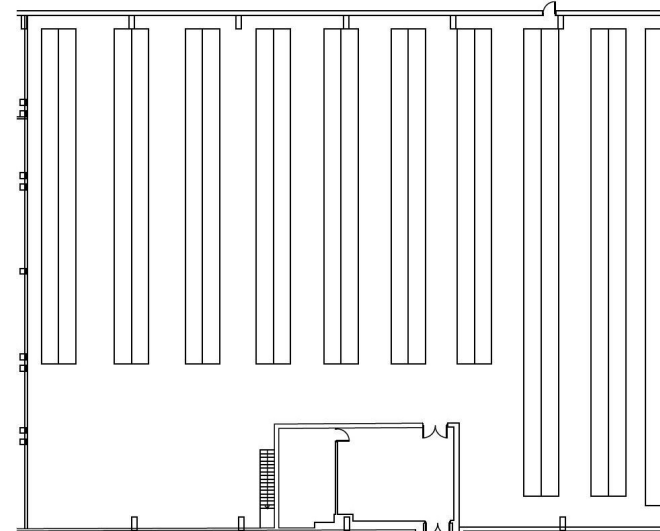


## Location

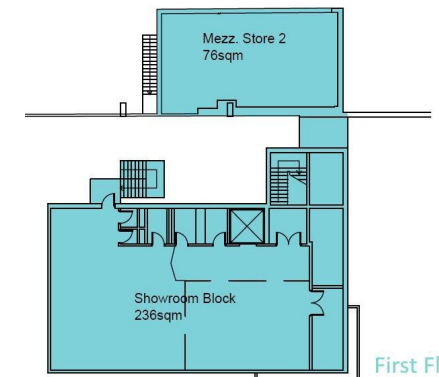
The property is situated at the Eastern end of Milton Park, which has seen a rapid transformation towards science and technology uses. Milton Park is located approximately 11 miles South of Oxford and adjoins the A34 at the Milton Interchange. The park benefits from direct access onto the A34 connecting to the M4 (J13) and M40 (J's 8/9). There is a shuttle to Didcot Station.

## Accommodation

	Sq Ft	Sq M
Ground Floor Office	2,562	238
First Floor Office	2,540	236
R&D / Production	17,000	1,579
<b>TOTAL (GIA)</b>	<b>22,102</b>	<b>2,053</b>



Ground Floor



First Floor

177 Brook Drive, OX14 4SD



## Additional Information

### EPC

TBC following refurbishment - target A

### TERMS

Freehold and Leasehold terms available on application.

### RENT

On Application

### BUSINESS RATES

Business rates to be reassessed, current rateable value  
£6.40 per sq ft

### LEGAL COSTS

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

### VAT

All prices, premiums and rents, etc are quoted  
exclusive of VAT at the prevailing rate.

### VIEWINGS

Strictly by prior appointment through the agents.

## Contact

For more information please contact:

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