

TO LET - OFFICE

136A EASTERN AVENUE

136 Eastern Avenue, Milton Park, Abingdon, OX14 4SB



Key Highlights

- 6,781 sq ft
- External terrace areas
- Directly opposite BeeHouse Innovation Centre
- Feature walls and breakout areas
- Ample car parking
- LED lighting and Air conditioned
- Modern open plan offices

SAVILLS Oxford
Wytham Court
Oxford OX2 0QL
01865 269 000
savills.co.uk



Description

Specification key features broadly comprises:

- First floor office space.
- Directly opposite – BeeHouse Innovation centre/Café and Conference facilities
- Refurbished approximately five years ago.
- Largely open plan with a range of meeting rooms, communal kitchen, W/Cs and shower provision.
- Suspended ceiling incorporating LED lighting and air conditioning system.
- Carpet covered floors with power and data gromets.
- Two external terrace areas.
- Ample car parking: 26 spaces (1:260 sq ft).

Location

Milton Park can be accessed directly from the A34 (Milton Interchange), which directly links to the M4 (J13) and M40 (J8/9). Milton Park is located 12 miles south of Oxford and is well connected via rail connections with Didcot Parkway providing a service to Oxford in 12 mins.

Milton Park is home to a variety of life science and technology companies and accommodates over 250 organisations. The facilities on the park include BeeHive Innovation centre, Cafés, Gym, Nursery and Conference facilities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	6,781	629.98	Available
Total	6,781	629.98	

Viewings

Viewings by prior arrangement through the sole letting agents.

Terms

The space is available by way of assignment or sub-letting of the current lease.

The passing rent equates to just over £29.00 per sq ft with a lease expiry date of February 2027 (c.4 years unexpired).

Business Rates

Rates payable: £8.23 per sq ft
(based upon Rateable Value: £109,000)

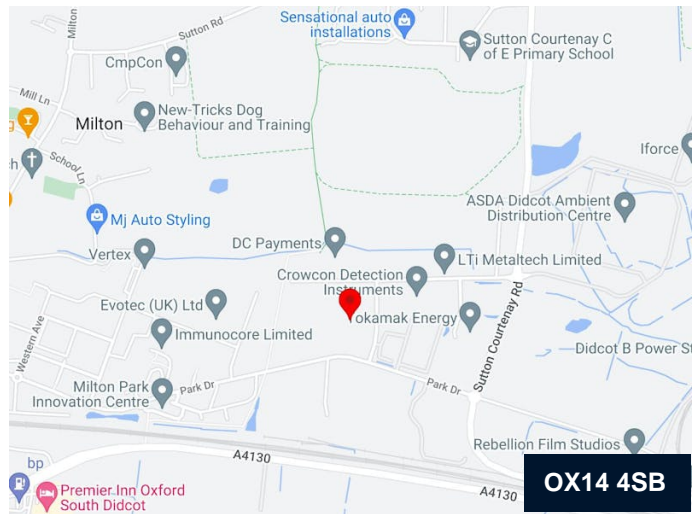
Contact

Jan Losch

01865 269 065

07870555851

jan.losch@savills.com



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 13/03/2024