

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

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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

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