

# MILTON PARK

142A Park Drive, OX14 4SE



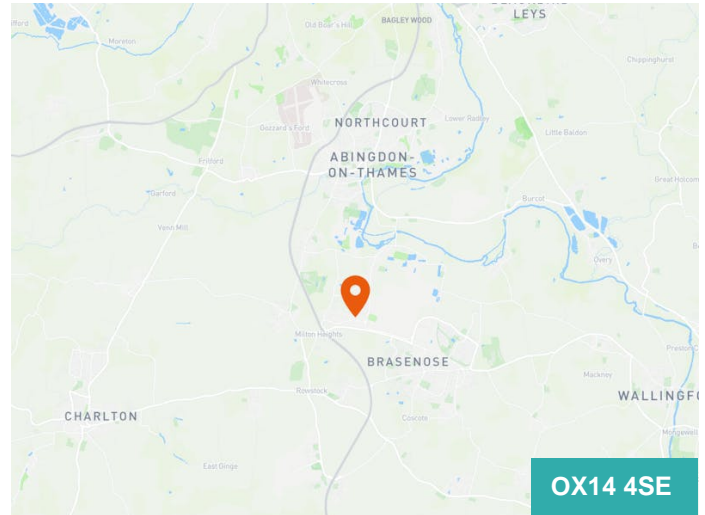
## HI TECH / LAB / OFFICE TO LET

**22,857 SQ FT**

- Situated in a key regional science park
- CL2+ labs and write up space
- EPC B
- High quality plug and play fit out
- BREEAM 'Excellent'
- LED lighting and Air conditioned

**An opportunity to join this burgeoning science cluster and Tech community in occupying fully fitted Lab Space, on this pivotal Science Park.**

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## Summary

<b>Available Size</b>	22,857 sq ft
<b>Passing Rent</b>	£639,996 per annum
<b>Rates Payable</b>	£338,520 per annum
<b>Rateable Value</b>	£620,000
<b>Service Charge</b>	Service charge is payable
<b>EPC Rating</b>	B (32)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	13,600	1,263.48	Available
1st	4,629	430.05	Available
2nd	4,628	429.96	Available
<b>Total</b>	<b>22,857</b>	<b>2,123.49</b>	

## Description

Completed in 2017, 142 Park Drive offers fully fitted lab and write up space on one of the UK's premier science parks.

The space offers tenants flexible accommodation which spans throughout the ground, first and second floors. With a mix of wet and dry rooms, conference rooms, break-out areas and a staff dining area, the current occupiers have equipped the space to exacting laboratory standards and the equipment is of significant value. Inventory available upon request.

## Location

The A34 (Milton Interchange), which connects immediately to the M4 (J13) and M40 (J8/9) provides direct access to Milton Park. Milton Park is conveniently connected by train, with Didcot Parkway taking just 12 minutes travel time to Oxford and roughly 40 minutes to London Paddington. Milton Park is an established Life Science cluster, which also benefits from the highly skilled Tech talent pool Tech within the Thames Valley region.



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