

136B

136B EASTERN AVENUE
MILTON PARK
Oxfordshire OX14 4SB



Ground Floor Offices
6,765 sq ft (628.5 sq m) approx



■ High quality offices

■ Prime Business Park

■ Offered on new sub-lease

136B EASTERN AVENUE, MILTON PARK, OX14 4SB

■ Description & Accommodation

136B Eastern Avenue comprises a ground floor office suite offering a mix of open plan, cellular rooms and meeting facilities. Accessed from a shared entrance hall with the added convenience of an on-site coffee bar/business lounge, the offices provide modern air-conditioned space with on-site car parking.

The proposed ground floor suite extends to an approximate net internal floor area of approximately 6,765 sq ft.

The property offers the following key features:

- Accessed from main 136 entrance foyer
- Air conditioned offices
- Air conditioned IT Server room
- Fitted and ready for occupation
- Exclusive Kitchen & Break-out
- 27 car spaces (1:250 sq ft approx)

■ Location

Good access to A34 Milton Interchange for M4, Oxford and M40. Didcot Parkway rail station provides a fast commuter service to Reading & London Paddington with a regular shuttle bus service. Milton Park is a major science & business community employing over 9,000 people. On site facilities are impressive and include various cafes, a gym, post office and children's day nursery.

More about Milton Park travel options at www.miltonpark.co.uk



Terms

Contact

Lease Terms

The property is offered to let on a new effective full repairing and insuring sub-lease for a term up to May 2022 outside s.24-28 of Landlord & Tenant Act 1954.

Rent

On application.

Business rates

To be recharged to the sub-tenant on an apportioned basis

Service charge

A service charge will be levied on a floor area apportioned basis as a contribution to Estate, Building charges, common services and shared utilities where these apply.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

Legal Costs

Each party will bear their own legal costs incurred in connection with this transaction.

EPC

EPC to be uploaded to www.parkerparr.com when available.

For further information or to arrange to view:

Please contact the sole letting agents, Parker Parr

Tim Parr

DDI: 01235 376033

Email: tparr@parkerparr.com

You may also register your requirement on-line at www.parkerparr.com

