

143B Park Drive, Milton Park, Oxfordshire OX14 4SE

▶ First floor Office suite

▶ 2,859 sq ft (265.6 sq m)



▶ Constructed 2018

▶ Ideal for Business or Science

▶ Offered on new sub-lease

143B Park Drive

▼ Description & Accommodation

143B Park Drive comprises part of a new two storey hybrid building which has been pre-let to our Client as an office and laboratory facility.

Part of the first floor (143B Park Drive) is available to sub-let and comprises a self-contained suite accessed from the west entrance core to the building. The suite extends to an approximate net internal floor area of 2,859 sq ft (265.6 sq m).

The property benefits from the following:

- Cat A first floor fit-out.
- LED lighting and decentralised air conditioning.
- 5 passenger platform lift.
- 150mm raised access raised floor (services zone 600mm under structural beams).
- Allocated on site car parking, cycle facility & EV charging points to cater for all commuters.
- Dedicated parking and convenient for Didcot Parkway for fast & frequent service to Reading & London Paddington.

▼ Location

Located with Science Vale, Milton Park is home to a wide variety of organisations from a diverse range of sectors including science and biotech companies. The Park accommodates over 250 organisations which together employ over 9,000 people.

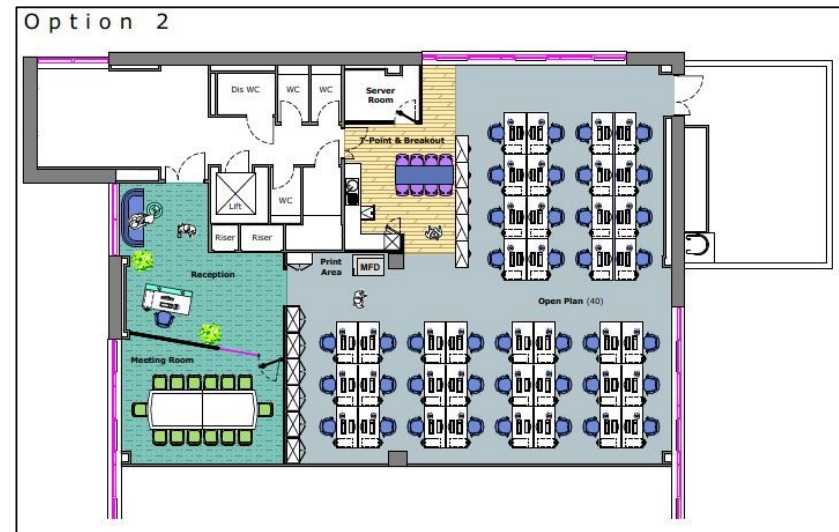
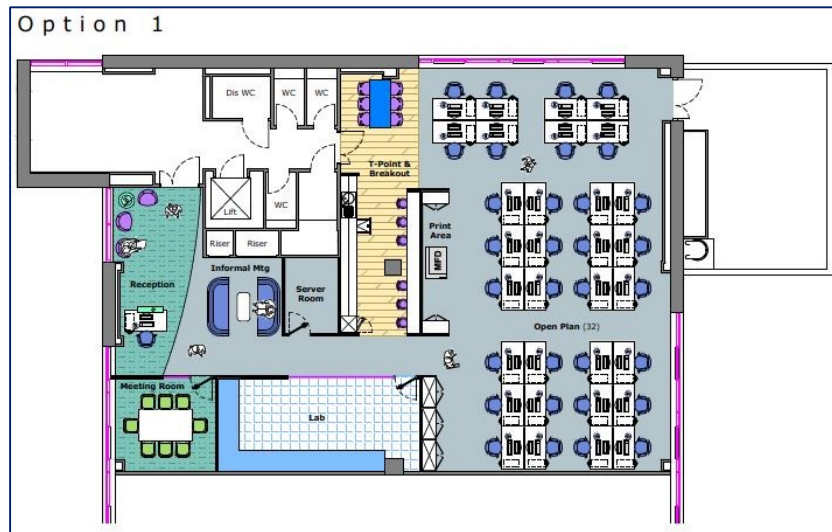
Facilities on Milton Park include a restaurant, various cafes, post office, gym and children's day nursery. Prestigious business park location with plentiful on-site amenities.

Good access to A34 Milton Interchange for M4, Oxford & M40.

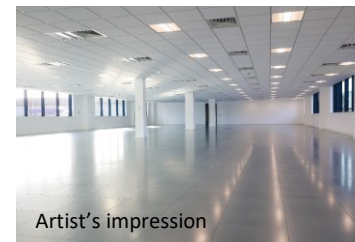


▼ Indicative layout options

The suite offers flexible space. Pictured below are two illustrative examples of how the floor could be configured, although other arrangements are possible as well to provide the new occupier with a tailored solution. It is envisaged that the new occupier will directly engage the same fit-out company as used by our client on the rest of the building.



CAD drawings of the above are available on request.



“ Excellent choice of building for science, technology and R&D companies “

▼ Terms

► Further information

Lease Terms

The property is available to let on a new effective full repairing and insuring sub-lease for a term of up to 6 years.

Rent

The quoting rent is £78,500 per annum exclusive.

Business rates

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

Service charge

Service charges for Estate and Centre services to be recharged. A Building charge will also be levied. Further details on application.

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

Energy Performance Asset Rating: B27.
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

