

## 153A EASTERN AVENUE, MILTON PARK, OX14 4SB

First floor offices

2,213 sq ft (205.6 sq m)



- Offices - ideal for team of 12 – 30
- Prime business park
- On site car parking
- LED lighting
- Mix of open plan and meeting rooms
- Centrally heating and comfort cooling

# 153A EASTERN AVENUE, MILTON PARK, OX14 4SB

## Description

The premises comprise a first floor office suite forming part of an R&D/mixed use building and having the benefit of allocated car parking.

The property has the following features:

- Canopied ground floor entrance with access control
- Suspended ceilings with LED lighting
- Air conditioning and radiator central heating
- New carpets
- Double glazed windows
- Kitchenette
- Exclusive use male and female toilets at first floor
- Open plan plus meeting rooms/offices
- Use of server room if required
- Central heating and comfort cooling
- Server space (optional extra)

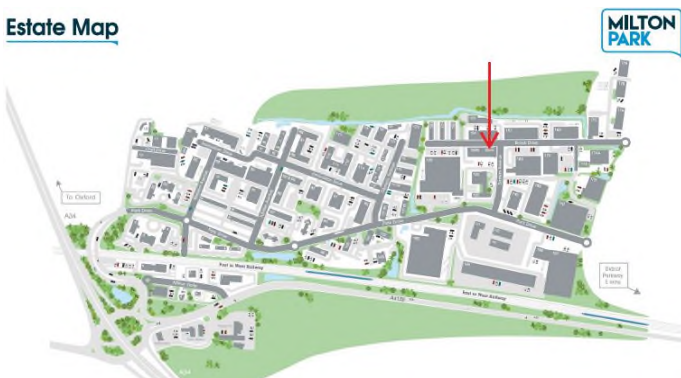
## Location

Milton Park is accessed from the A34 (Milton Interchange) which links directly to the M4 (J13) and the M40 (J8/9). Milton Park lies 12 miles south of Oxford. Rail communications are excellent with Didcot Parkway providing a fast and frequent service to Oxford (12 mins approx), Reading (13 mins approx) and London Paddington (45 mins approx.). MEPC run a tenants' shuttle bus service to Didcot Station.

Milton Park is home to a wide range 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, café, business lounges, post office, shops (including a handy convenience shop at 153), gym and children's day nursery.

## Estate Map



## EPC

To be uploaded to [www.parkerparr.com](http://www.parkerparr.com) when available.

## Accommodation

The unit has the following approximate net internal floor areas:

		sq ft	sq m
Ground Floor	Entrance lobby	-	-
First Floor	Offices	2,213	205.63
<b>Total</b>		<b>2,213</b>	<b>205.63</b>

Externally: Car park with 12 allocated spaces

## Terms

The office suite is offered to let on a new effective full repairing and insuring sub-lease outside the 1954 Act for a term up to July 2022.

## Rent

On application. To include contribution to business rates, service charge and buildings insurance. Utilities and telecoms payable separately.

## VAT

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

## Legal Costs

Each party to be responsible for their own legal fees incurred in this transaction.

## Viewings

Strictly by prior appointment with sole letting agents:

Parker Parr T:01235 862 826  
Tim Parr E: [tparr@parkerparr.com](mailto:tparr@parkerparr.com)

Draft details updated May 2019