

TO LET

Carter Jonas



**FIRST FLOOR
66 INNOVATION DRIVE
MILTON PARK
OX14 4RQ**

**High quality fully fitted lab / office space
Class 7 clean room (with capacity to enhance)
and 3 fully fitted CL2 labs**

- 2,911 sq ft / 270 sq m
- 50/50 split offices and labs
- Attractive courtyard setting
- 10 Parking spaces

LOCATION

The property is situated at the heart of Milton Park, which is home to over 250 companies with a diverse range of sectors including a long established and growing science and biotec community.

Located adjoining the A34 (Milton Interchange) Milton Park has direct access onto the A34 connecting to the M4 (J13) and M40 (J's 8/9). Rail communications are excellent with Didcot Parkway mainline rail station being close by and providing frequent services to Reading and London Paddington. The Park runs a regular bus shuttle service to and from the station.

Milton Park boasts a range of amenities including a restaurant, various cafes, gym, fit trail and children's day nursery, together with benefitting from numerous nearby amenities including the Courtyard by Marriott Hotel and adjoining food outlets.

DESCRIPTION

The available accommodation comprises a 2,911 sq ft first-floor suite which has been remodelled to offer a 50:50 split of offices and CL2 labs.

The lab element includes a class 7 clean room (with capacity to enhance) and 3 fully fitted CL2 labs. The labs have a range of lab equipment including benching, fume hoods and incubators, full details of which are available on application.

The office area is fully fitted to include open plan workspace, separate board room, comms rooms and large kitchen.

This represents a great opportunity to take a well invested space with options for fully fitted or unfitted office/labs.

ACCOMMODATION

The available accommodation comprises the following approximate net internal floor areas:

	Sq Ft	Sq M
First Floor	2,911	270

TERMS

The suite is available to let either by way of a sub-lease or assignment of the existing lease which expires in August 2027.

Consideration may also be given to the grant of a longer term new lease, subject to terms and agreement with the Park landlords.

RENT/OUTGOINGS

We are instructed to quote a rental of £115,000 per annum for the subletting route, with terms for the alternative routes highlighted being subject to negotiation.

Service charge (2024) - £26,787 per annum.

VAT

All terms quoted are exclusive of VAT where chargeable.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

BUSINESS RATES

Rateable Value - £66,500 (2023-2024)

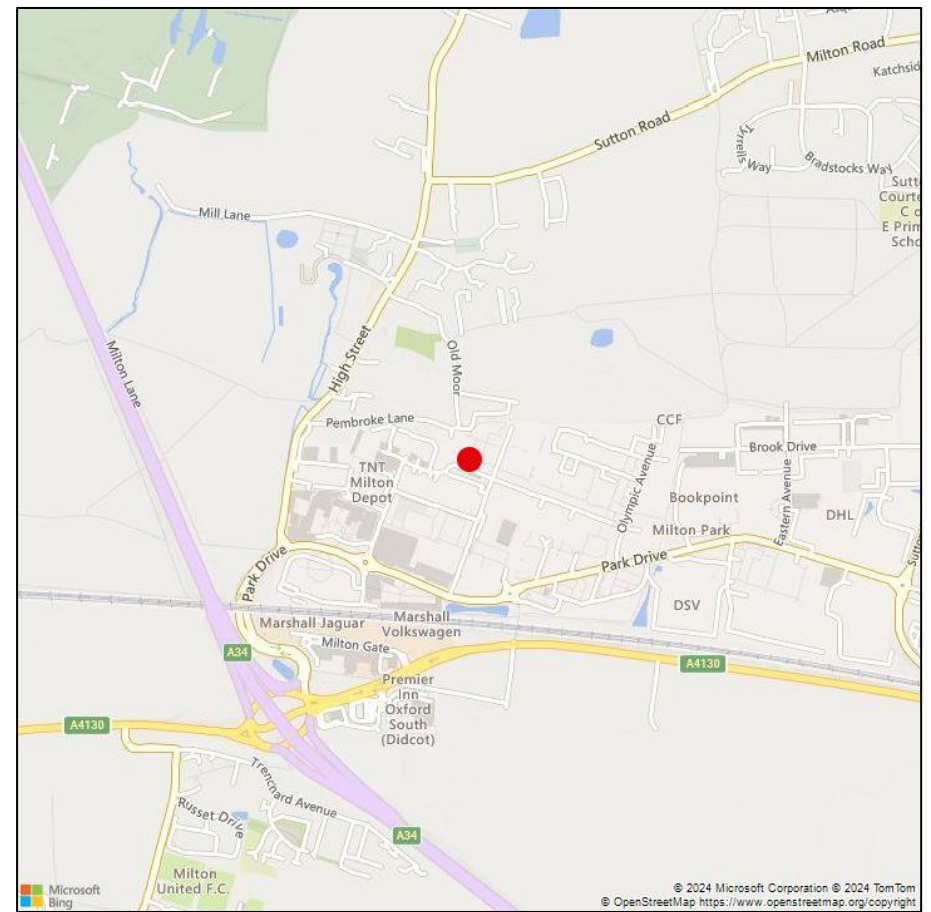
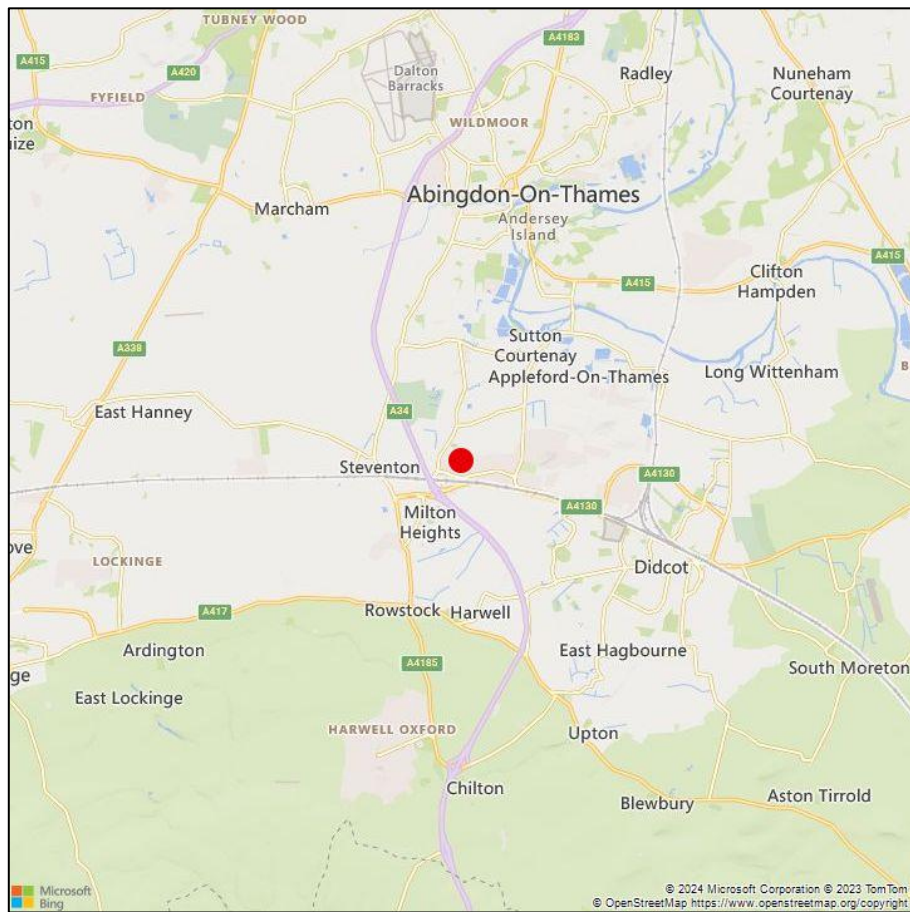
We recommend interested parties contact Vale of White Horse District Council to confirm this figure.

EPC

EPC rating – E (104). Further details on request.

Feb 24





Viewing – strictly by prior appointment with the agents:

Tomasz Marsz
tomasz.marsz@carterjonas.co.uk

Jon Silversides
jon.silversides@carterjonas.co.uk

Tel: 07816 120708
Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

Tel: 07720 537141

IMPORTANT INFORMATION

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