



155 BROOK DRIVE
MILTON PARK, OXFORDSHIRE OX14 4SD

TO LET
18,689 Sq ft (1,737 Sq m)

LOCATION

Milton Park is accessed from the A34 (Milton Interchange) which links directly to the M4 (J13) and the M40 (Junction 8/9). Milton Park lies 12 mile south of Oxford. Rail communications are excellent with Didcot Parkway providing a fast and frequent service to Oxford (12 minutes approx., Reading (13 minutes approx.) and London Paddington (45 minutes approx.). Milton Park run a regular 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, various cafés, post office, gym and children's day nursery.

DESCRIPTION

155 Brook Drive comprises a detached high specification hybrid building providing flexible high office content accommodation. The building has been fitted to an extremely high quality and features include:-

- Security features throughout the building
- 50:50 office to warehousing split approx.
- 6.7m clear height warehouse with Reznor space heating
- Fitted canteen/breakout area
- Full height loading door from dedicated yard area
- Potential for significant business rates discounts for qualifying companies
- Prestigious business park location with plentiful on-site amenities
- Dedicated parking and convenient for Didcot Parkway



ACCOMMODATION

The property has the following approximate gross internal floor areas.

	Sq Ft	Sq M
Ground floor warehouse	9,102	846
Ground floor office	5,829	542
First Floor office	3,758	349
Total	18,689	1,737

There are additional mezzanine storage areas providing a further 1,963 sq ft (182 sq m).

LEASE TERMS

The property is available on a new full repairing and insuring sub-lease for a term to be agreed. It is offered on behalf of the existing tenant with a lease from August 2016 expiring July 2036 subject to a tenant only break in July 2031. The quoting rent is £310,000 per annum exclusive. Consideration will also be given to an assignment or surrender and new lease directly from the Landlord.

BUSINESS RATES

Rateable Value (2017): £120,000

2017/18 Multiplier: 0.479

The property forms part of the local Enterprise Zone and qualifying companies may benefit from significant discounts of up to £55,000 per annum.

All rateable values should be verified by the ingoing party with the Local Authority. Further information from www.voa.gov.uk

VAT

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

EPC

Energy Performance Asset Rating: B39

LEGAL COSTS

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



GROUND FLOOR PLAN



Canteen/break out area
(first floor)

VIEWINGS

Strictly by appointment with the joint sole letting agents:



Tom Barton
tbarton@vslandp.com

Duncan May
dmay@vslandp.com



Tim Parr
tparr@parkerparr.com



Reception area

VSL & Partners Ltd, their clients and any joint agents give notice that: i) These particulars are set out as a general outline only, for the guidance of intended purchasers and lessees, and do not constitute, nor constitute part of, any offer or contract; ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) No person in the employment of VSL & Partners Ltd has any authority to make or give any representation or warranty whatsoever in relation to the property; iv) Unless otherwise stated, all rents and prices quoted are exclusive of VAT which may be payable in addition. January 2018

Design & produced by www.imageworks.co.uk