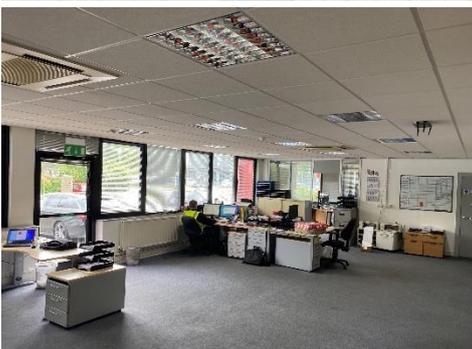


161 Brook Drive, Milton Park
Abingdon OX14 4SD

VSL



Key features:

- Secure Site
- Multiple loading doors
- Eaves height of 7.4 m
- Location adjoining the A34

To Let

50,513 Sq ft (4,693 Sq m) plus mezzanine of approximately 8,256 Sq ft (767 Sq m)
Modern Warehouse and Production Space on Secure Site Within Prime Business Park
Setting and Adjoining the A34

01865 848488

www.vslandp.com

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 approximately Reading 13 minutes approx.) and London Paddington (45 minutes approx.). MEPC run a tenant's 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, post office, gym and children's day nursery.

DESCRIPTION

161 Milton Park is a self-contained warehouse facility with secure yard and parking areas. The property benefits from the following:-

- Fenced and gated secure yard
- Full height glazed office to the front
- Three loading doors with canopies
- Ground and first floor office and amenity space
- Mostly LED lighting to warehouse
- Dedicated car park

ACCOMMODATION

The property comprises the following approximate floor areas:-

| | Sq Ft | Sq M |
|--------------------------------|---------------|--------------|
| Ground floor warehouse/offices | 47,337 | 4,398 |
| First floor offices | 3,176 | 295 |
| Total | 50,513 | 4,693 |

TENURE

Leasehold

The property is available to let on a new full repairing and insuring lease at a rent of **£9.50 per sq ft per annum** exclusive excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954. A sub-lease may also be available. Details upon application.

BUSINESS RATES

Rateable Value (2017): £270,000

2021/22 Multiplier: 0.512

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

SERVICE CHARGE

A service charge of approximately £0.62p per sq ft is applicable as part of the estate service charge. Full details upon 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.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating: E

VIEWINGS

Strictly by appointment with the sole letting agents:

Tom Barton/Duncan May

VSL & Partners

22 Bankside

Kidlington

Oxford OX5 1JE

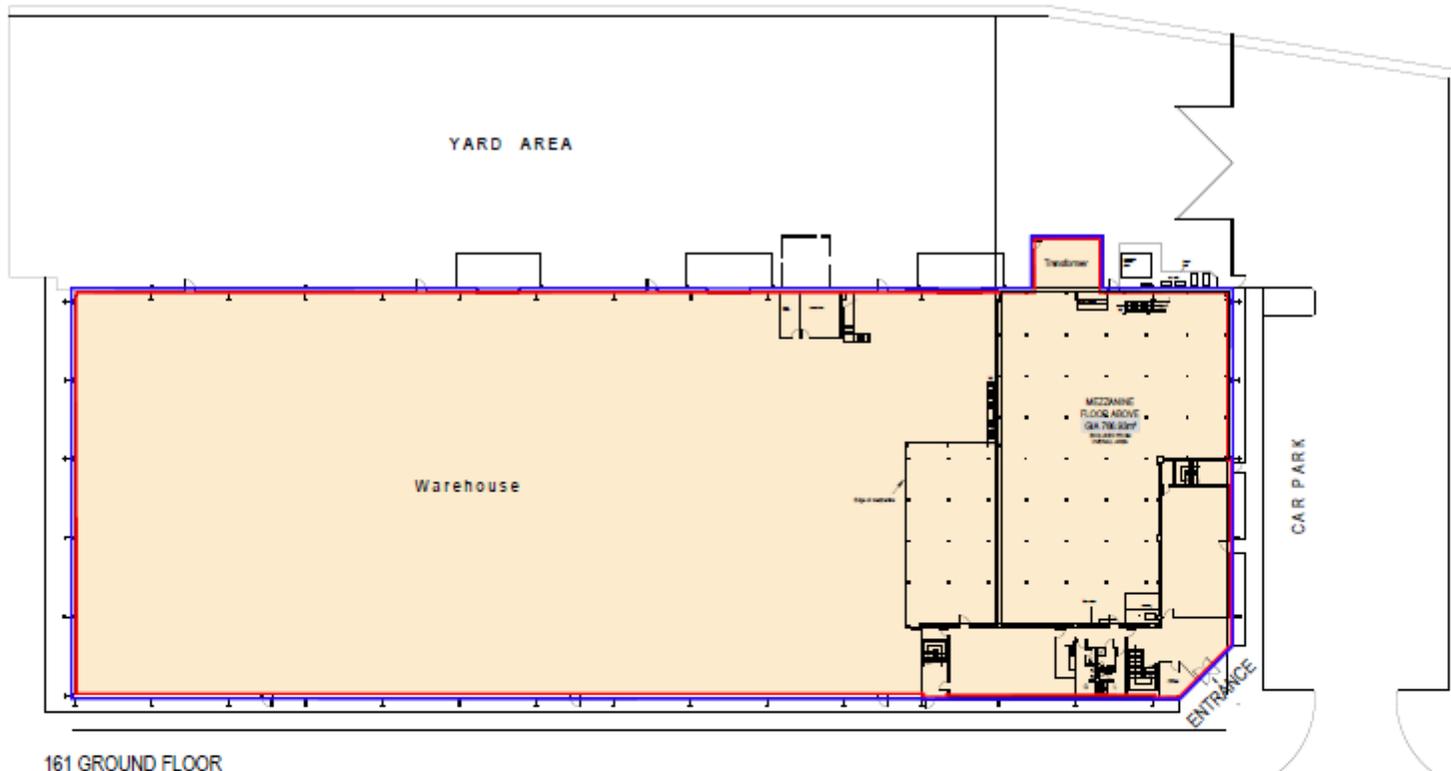
T: 01865 848488

E: tbarton@vslandp.com

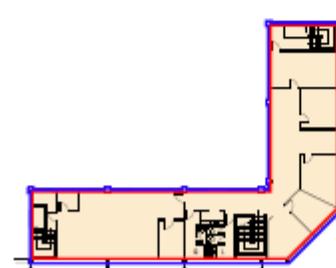
dmay@vslandp.com

VSL & Partners Ltd, their clients and any joint agents give notice that:

- 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;
- 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;
- 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;
- Unless otherwise stated, all rents and prices quoted are exclusive of VAT which may be payable in addition. July 2021. SUBJECT TO CONTRACT



161 GROUND FLOOR
SIMON HEGELE LOGISTICS &
SERVICES LTD



161 FIRST FLOOR
SIMON HEGELE LOGISTICS &
SERVICES LTD