



115 (P&S) Innovation Drive

Milton Park, Abingdon, OX14 4RQ

Well Presented Offices with Modern Partitions and High Quality Air Conditioning and Heating System

2,984 sq ft
(277.22 sq m)

- High quality office accommodation with an open plan layout
- Kitchen and breakout space
- Meeting room and private office
- Passenger Lift
- 10 Parking Spaces

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Summary

Available Size	2,984 sq ft
Business Rates	Please enquire
Service Charge	Service charge payable, please enquire
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

115 Innovation Drive is an impressive and contemporary two storey building that offers high quality office accommodation. Located on the first floor, suite P&S provides a flexible workspace finished to a modern standard, complete with high specification air conditioning and heating systems.

The suite benefits from a predominantly open plan layout, complemented by full height glazed partitioning creating a series of private offices and dedicated meeting areas.

The kitchen is finished to an excellent standard with fitted appliances, distinctive feature tiling and feature lighting.

Location

Milton Park has direct buses to Oxford city centre, Headington Life Science district and to the JR hospital. The fast X32 bus takes 30 minutes and there are three X32 buses an hour from the bus stop. Going in the other direction, buses take nine minutes to Didcot Parkway train station, with trains to London Paddington taking 35 minutes. London Paddington is on the Elizabeth line with easy access to the city and Heathrow airport.

Accommodation

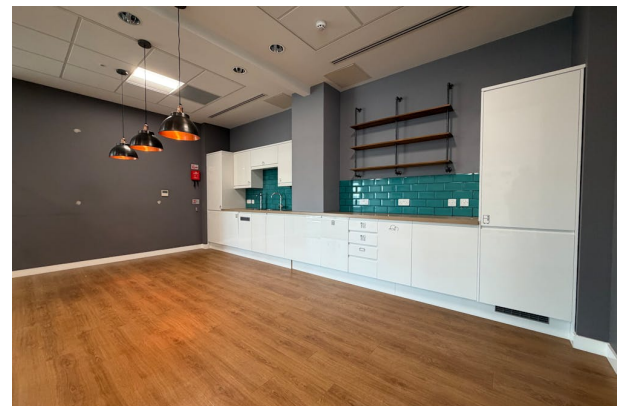
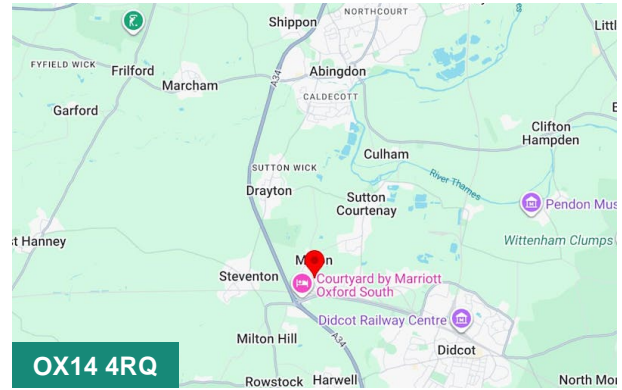
The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m	Availability
Ground	2,984	277.22	Available
Total	2,984	277.22	

Outstanding Amenities

115 Innovation Drive is situated in the heart of Milton Park within walking distance to Signal Yard, Milton Park's new amenity hub. Signal Yard will offer a variety of eateries including: Tap Social's Day Release brewery, pizzeria and artisan bakery; Chor Muang Thai, 1885 Burgers, Planted Plates vegan café. Also at Signal Yard is an NHS Damira Dental Studios, Apollo Pharmacy, Post Office, barbers and fitness studios.

The co-working, meeting and conference space in Bee House and the popular Hive Café is located on the eastern end of the Park, serving hot and cold food and drinks in relaxed setting ideal for catching up with colleagues.



Viewing & Further Information



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