



**TO LET**

**16,823 SQ FT (1,563 M<sup>2</sup>)  
OFFICE AND LABORATORY  
ACCOMMODATION  
CONTAINING CL2 LABS**

B90 Milton Park, Abingdon OX14 4RZ



- Located in Milton park, a major life sciences and R&D park in Oxfordshire
- Accommodation comprises of ground (8,435 sq ft) and first floor (8,388 sq ft)
- Available by way of sublease or assignment
- LED lighting throughout
- EPC: C
- Car park with 57 allocated spaces, including two DDA compliant spaces and an additional delivery spot





Reception

## Description

B90 Milton Park is a two-storey laboratory and office building designed to support life science businesses. The building features three laboratory spaces on each floor with trunking, integrated cold store rooms, and a fume cupboard on the ground floor. Both floors also include open plan reading areas, private offices, meeting rooms, comms room, showers and W/C's, providing an effective environment for life sciences operations.

- Reception
- Lift
- Access controlled, intruder alarm
- Gas and monitoring detection system

- Emergency generator
- AHU unit on ground floor, VRF unit on first floor
- DDA compliant



Boardroom

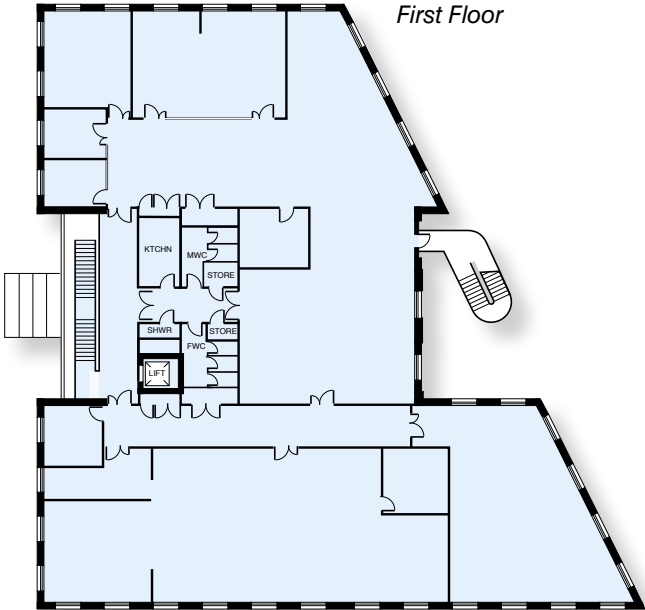
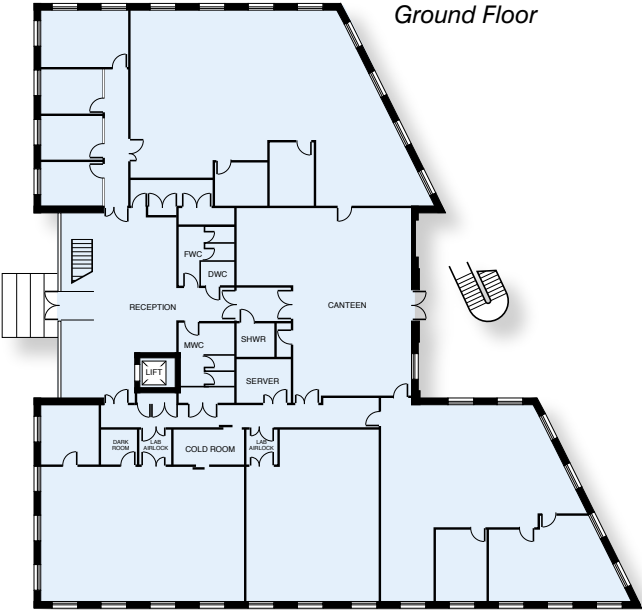




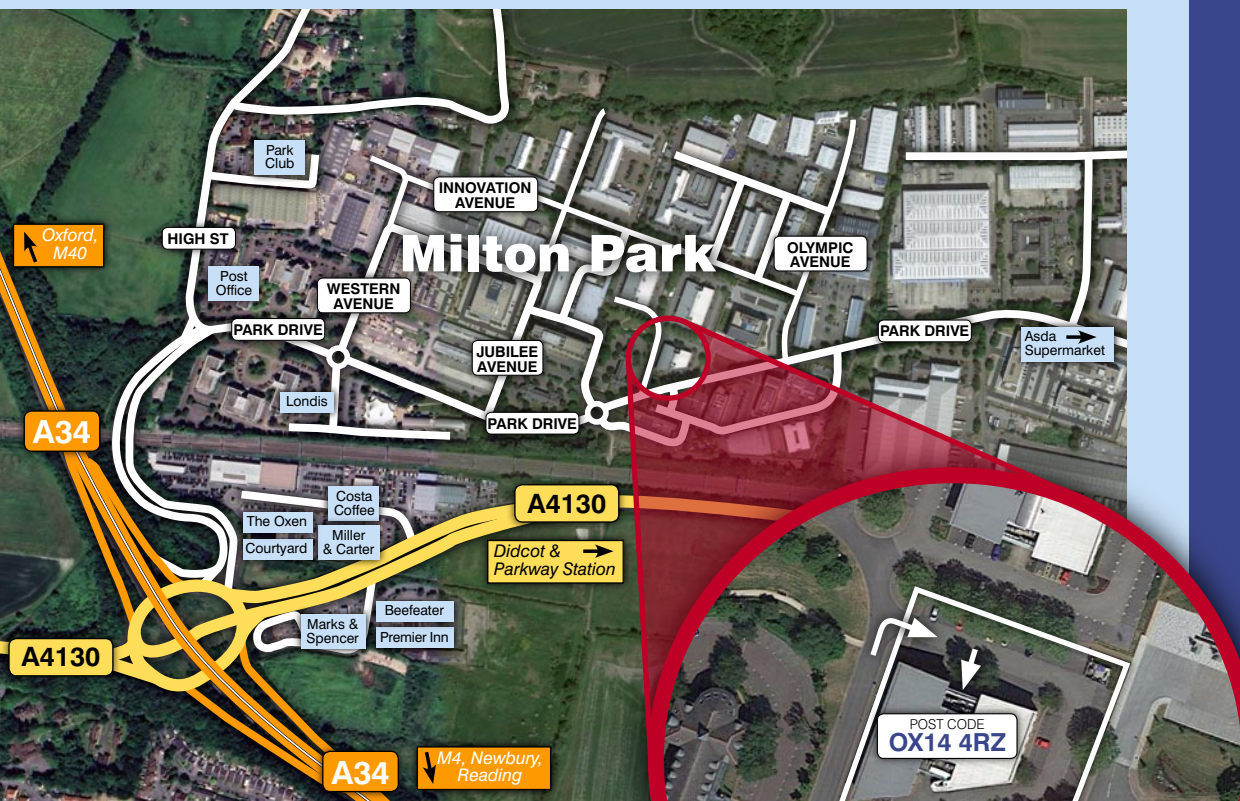
# Accommodation

The property has been measured on a net internal basis in accordance with the RICS Property Measurement 2nd Edition the net internal area is as follows:

AREAS	Sq Ft	M <sup>2</sup>
Ground Floor	8,435	783.63
First Floor	8,388	779.27
<b>Total</b>	<b>16,823</b>	<b>1,563</b>
<b>Car Parking</b>	<b>57 spaces</b>	







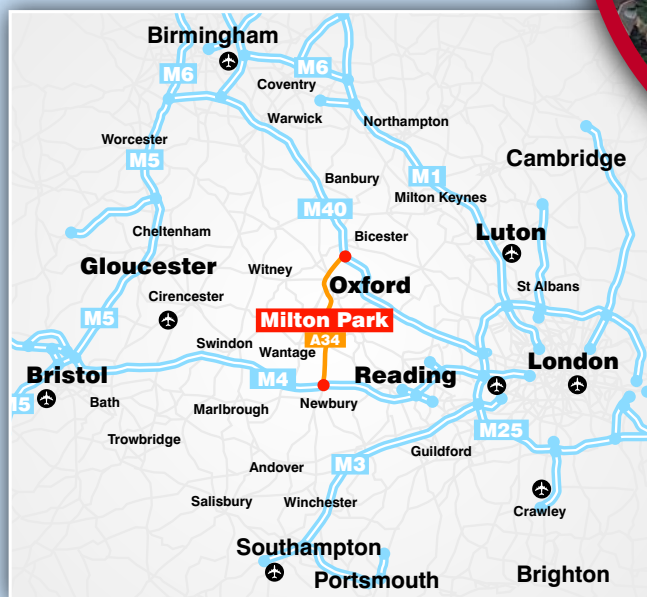
## Location

Milton Park is located between Didcot and Abingdon in Oxfordshire, and is a prime destination for science and technology businesses. Its strategic location provides excellent connectivity to major transport links, including the A34 and M4, while offering quick access to Oxford city centre and the nearby Oxford Science Park.

Milton Park employees can get an annual bus pass for just £20, allowing free travel between Milton Park, Didcot Parkway, and any stop in the Didcot Zone. Buses run every 8-10 minutes from Stop R1 at Didcot Parkway.



Landscaped gardens



## Tenure

To be taken by way of a sublease or an assignment of the existing lease, expiring February 2030.

## Rent

On request.

## Business Rates

£178,988.50 per annum (01/04/25 – 31/03/26). We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable.

## Estates Charges

£23,356 per annum (invoiced quarterly).

## Contact

For further details or to arrange an inspection contact Newsteer:

Tracy Cooper  
07827 944642

Ed Cecil  
07851 243430

**Newsteer**  
REAL ESTATE ADVISERS

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Subject to Contract.  
Date of publication: May 2025