



39 Innovation Drive

Milton Park, Abingdon, OX14 4RT

Industrial / Research & Development Space With Enhanced Power Supply Available With Or Without a Purpose Built GMP Lab

46,061 sq ft
(4,279.21 sq m)

- Purpose built GMP Lab
- Property also available stripped out for industrial or R&D uses
- 1.5 mVA power supply
- Potential to secure site
- Three roller shutter loading bays
- Office space to be refurbished

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Summary

Available Size	46,061 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	Upon enquiry

Description

39 Innovation Drive offers an industrial warehouse with ancillary office accommodation on an extensive site. Within the building is a purpose built GMP facility.

The facility features a single-level production space with plant deck at mezzanine level. At its core is a Grade B/C manufacturing area, supported by Grade C circulation routes, along with airlocks, changing areas, a cleaning room, and dedicated office space. The design prioritises closed and contained processing, using isolators and single-use systems. Additional ground-floor space has been reserved to support future growth.

The property is available as a fully fitted laboratory, or as a stripped out industrial unit. Full specifications can be provided on request.

The warehouse offers a generous eaves height of approximately 7.50m. The property benefits from a concrete floor, insulated roof with translucent roof panels and high level LED lighting.

There are three roller shutter loading bays serving the property on the front elevation. The office accommodation will be refurbished prior to occupation.

A power supply of 1.5 mVA supplies the property

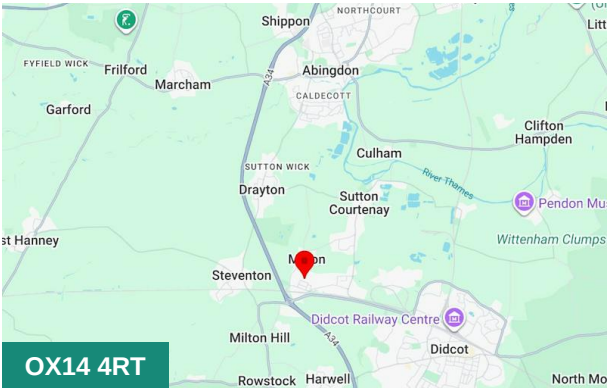
Location

Milton Park is the largest science and technology park in Oxfordshire. It is strategically located just off the A34 Milton Interchange and boasts excellent public transport connections. Local bus services offer direct connections to Oxford and the local villages as well as regular services to Didcot Parkway Train Station running every 10 minutes. Didcot Parkway provides direct train connections to Oxford, Reading and London.

Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	sq ft	sq m
Unit - 39	46,061	4,279.21
Total	46,061	4,279.21



Viewing & Further Information



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