



# 127

Olympic Avenue  
Suites 1-4

Milton Park OX14 4SA

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Rarely on the market, new fitted CL2 labs and offices, available from Q1 2024.

127 Olympic Avenue (suites 1-4) is a two-storey, end of terrace building, in a central location on Milton Park.

The property is currently undergoing a comprehensive refurbishment programme, to provide CL2 fitted laboratories on the ground floor and open plan offices with meeting rooms on the first floor.

The building will provide two suites of 4,560 sq.ft, or can be let as a whole totalling 9,120 sq.ft.



# Specification

- 

Ground floor CL2 fitted laboratories with six air changes per hour
- 

Capacity to install up to eight fume hoods
- 

Vinyl flooring
- 

Benching
- 

First floor open plan offices with meeting rooms
- 

CAT 6 network cabling
- 

LED PIR lighting
- 

High quality new kitchens
- 

Air conditioning
- 

Passenger lift
- 

Ample space for gas deliveries
- 

Shower facilities
- 

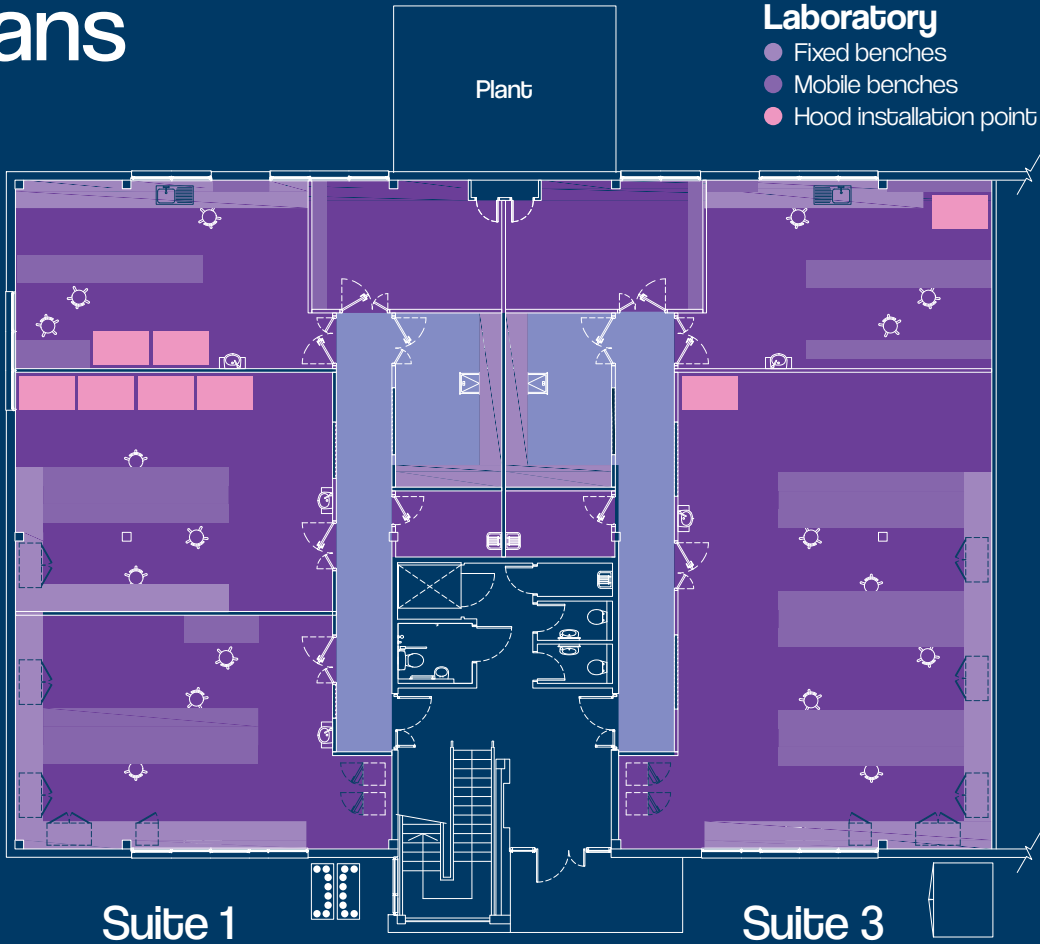
32 allocated parking spaces
- 

EPC rating to be re-assessed

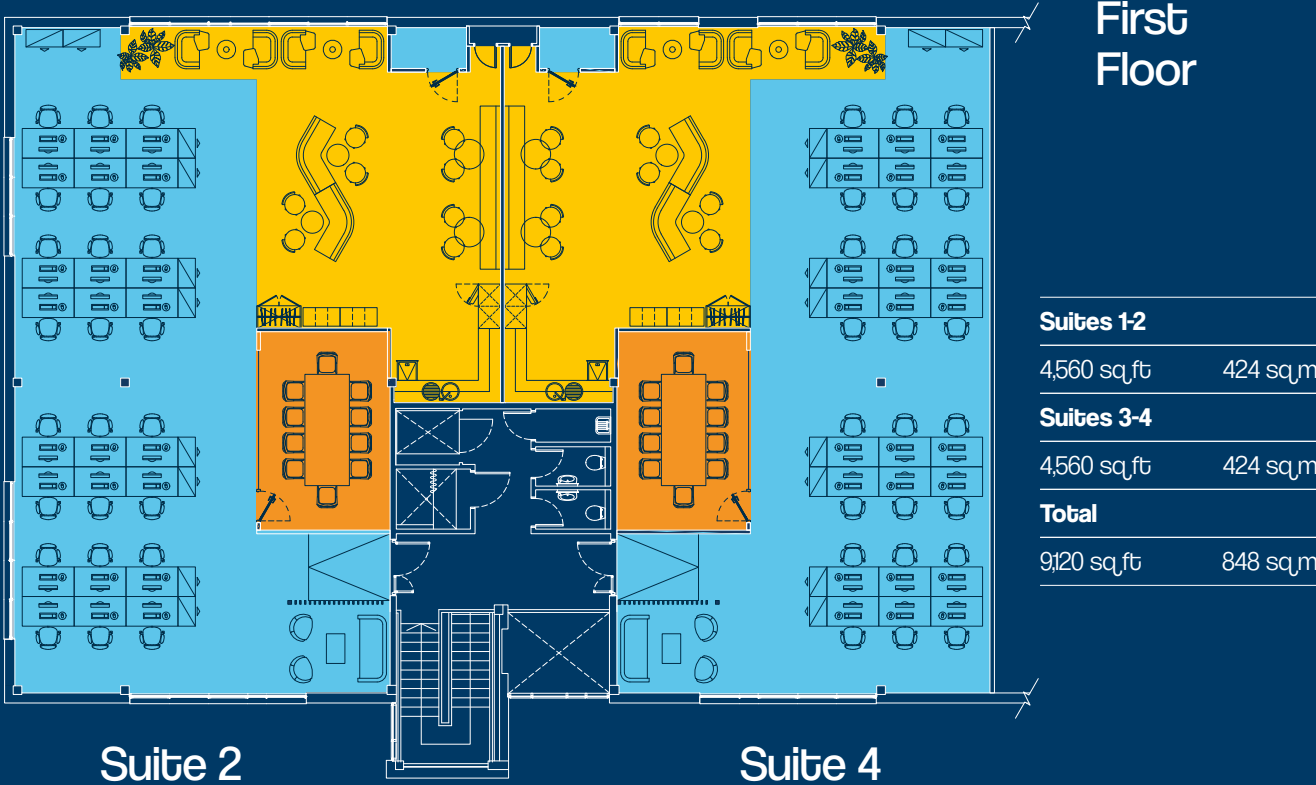


# Indicative Floorplans

Ground Floor

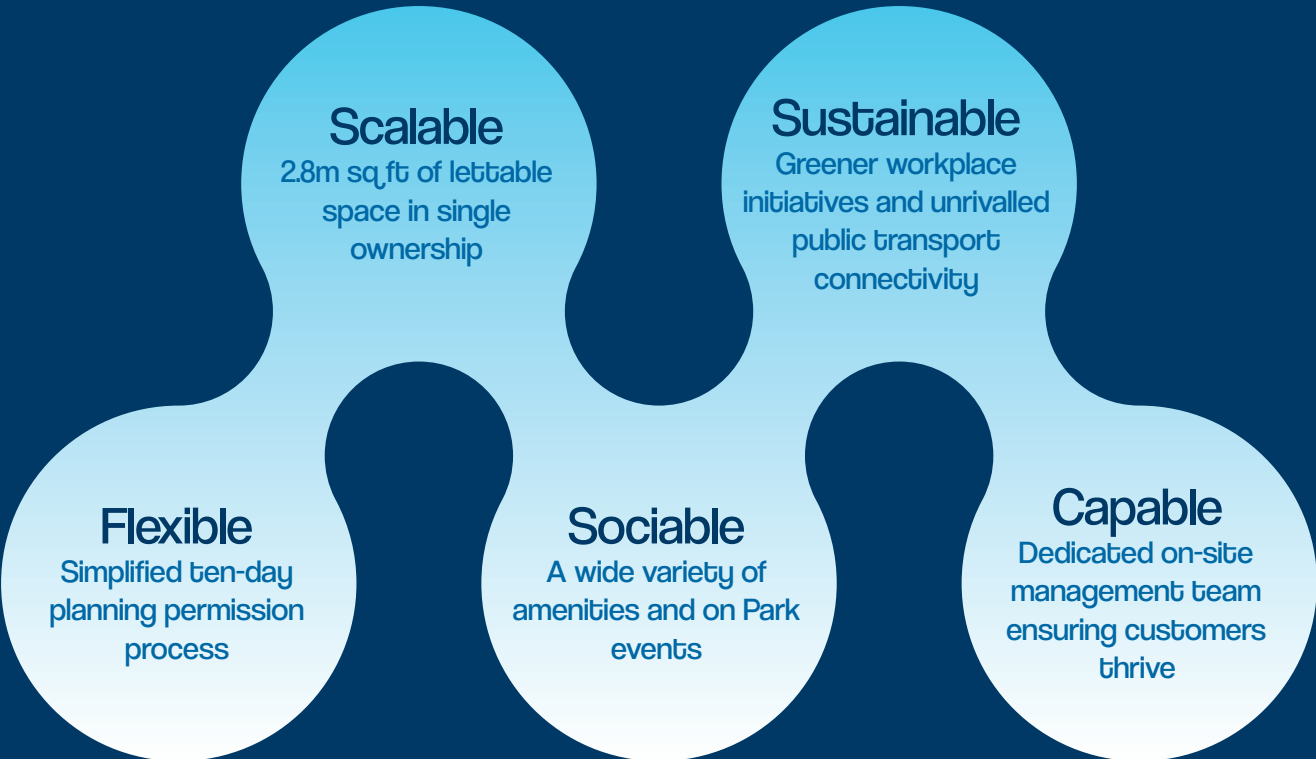


- Key
- Office
  - Meeting Room
  - Breakout
  - Laboratory



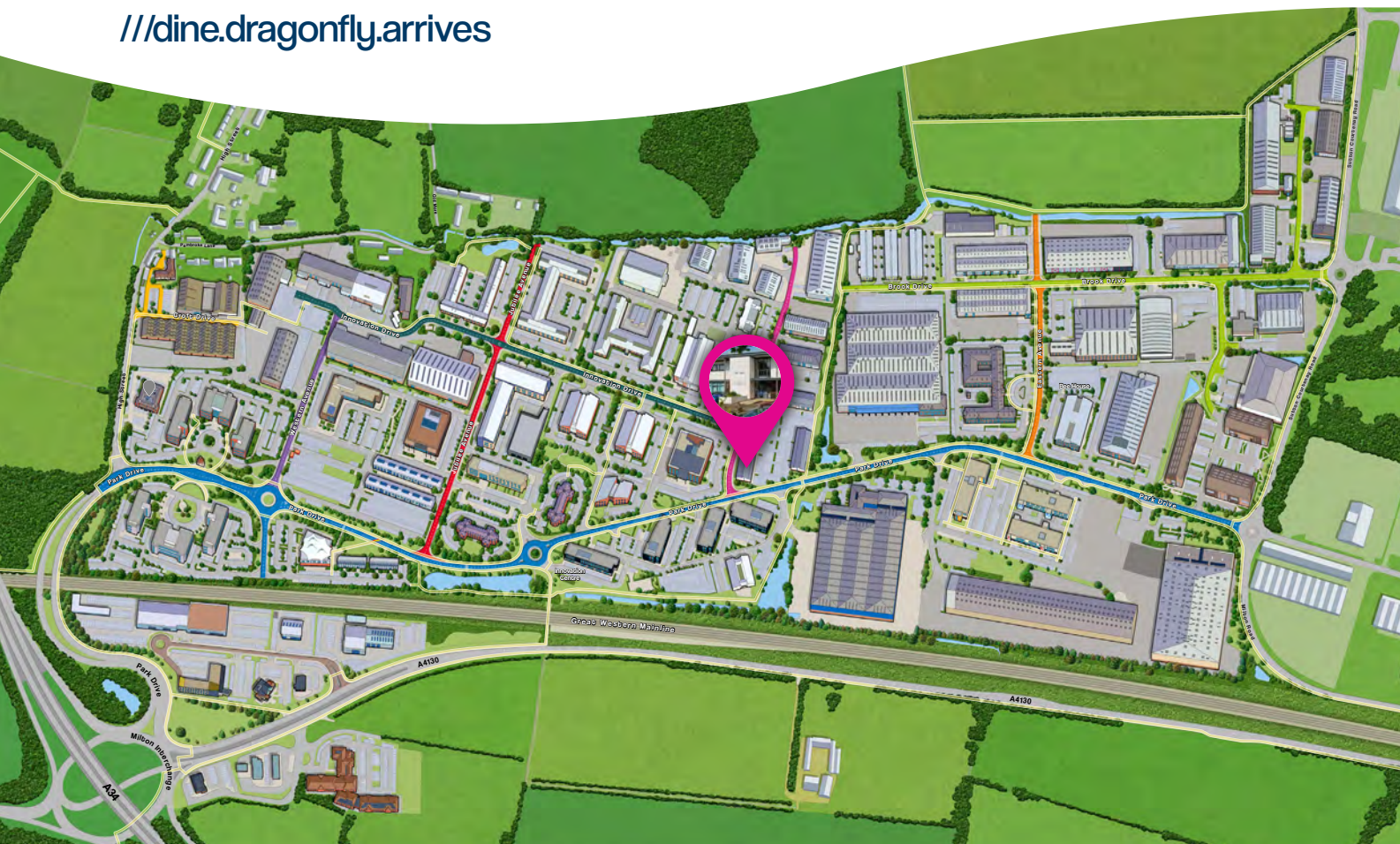


Milton Park – enabling your business to connect all the dots...



127 Olympic Avenue, Suites 1-4, Milton Park,  
Oxfordshire OX14 4SA

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Get in touch with us...

MEPC

CBRE



Clare Fleet  
Commercial Surveyor  
clare.fleet@  
FederatedHermes.com  
+44(0)7824 554085



Tom Booker  
Commercial Manager  
tom.booker@  
FederatedHermes.com  
+44 (0)7387 647235



Charlotte Reaney  
Leasing Agent  
charlotte.reaney@cbre.com  
+44 (0)7841 684842



Tom Barton  
Leasing Agent  
tom.barton@cbre.com  
+44 (0)7817 033078



MEPC  
Bee House  
140 Eastern Avenue  
Milton Park  
Oxfordshire  
OX14 4SB

///feasted.cloud.honeybees

+44 (0)1235 865555  
marketing@miltonpark.com  
miltonpark.com



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