



20

Western Avenue
Milton Park OX14 4SH

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20 Western Avenue is a striking three-storey building prominently located at the entrance of Milton Park.

The property comprises 24,449 sq ft over ground, first and second floors and is available as a whole or on a floor-by-floor basis. The property is suitable for both office and laboratory use.

20 Western Avenue is situated in close proximity to the new Signal Yard amenity provision which is set to open in early 2026 and will provide a range of food and beverage offerings alongside health and wellbeing facilities.

Specification

The property will set to be comprehensively refurbished, with key features including:



Comprehensively refurbished, open plan accommodation



Passenger lift



Suites from 7,966 – 24,449 sq ft



EPC to be assessed following refurbishment



Suitable for laboratory and office use



Suspended ceilings with LED lighting



WCs and shower facilities



Air conditioning



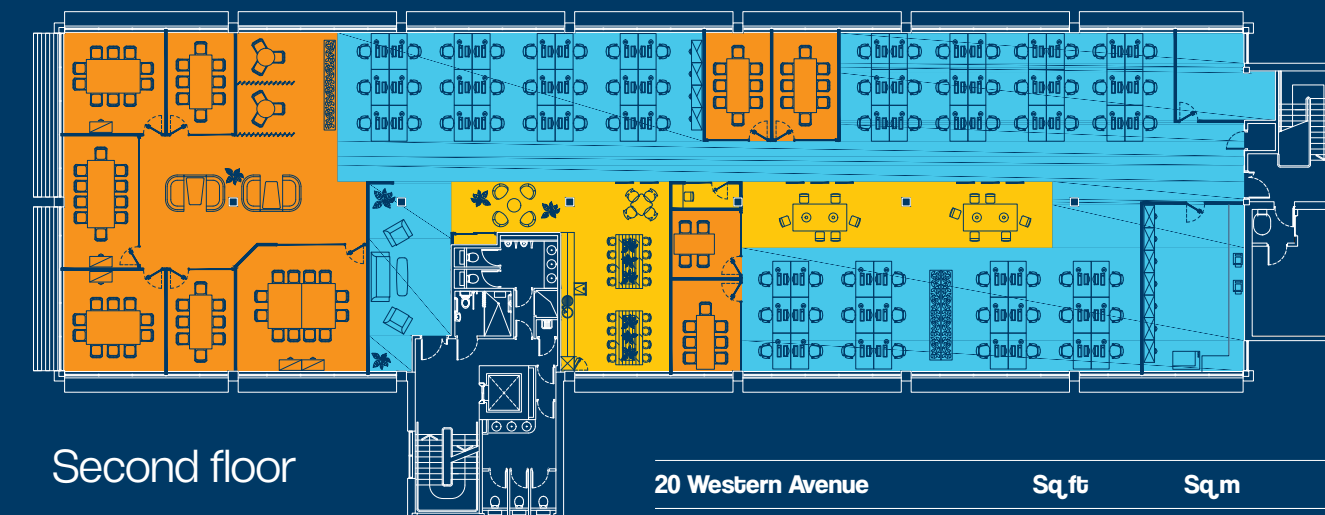
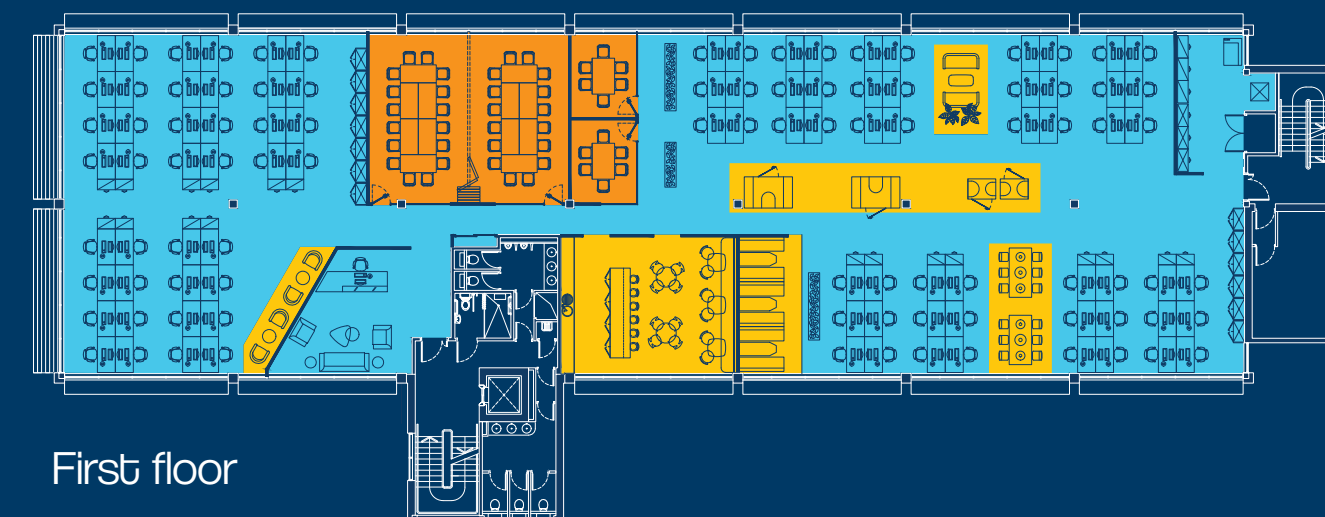
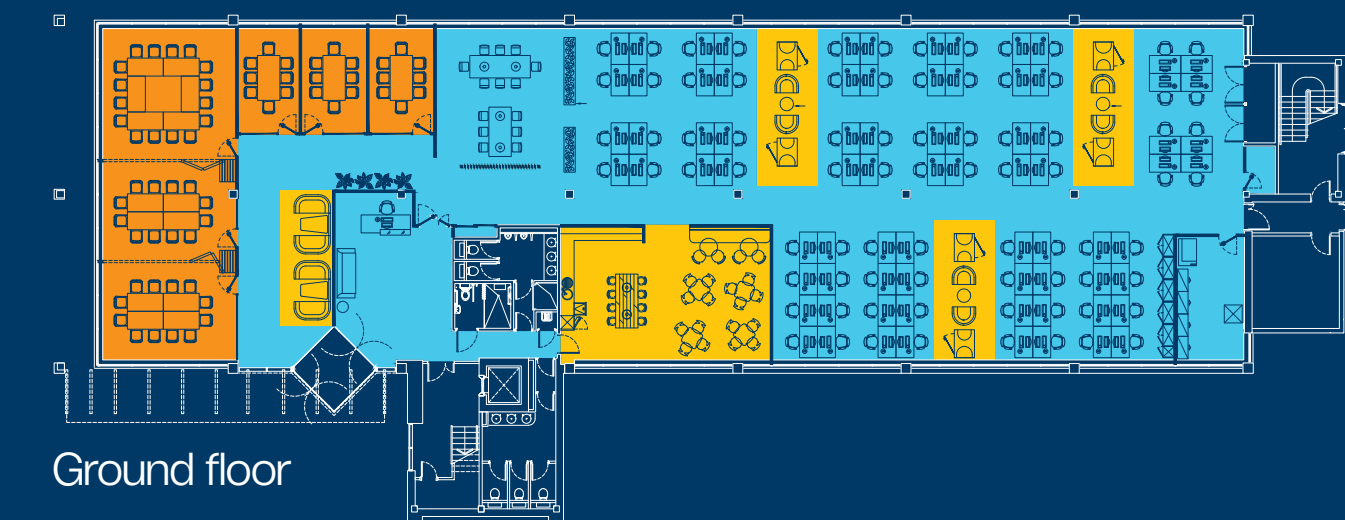
110 parking spaces for the whole property



All images are indicative



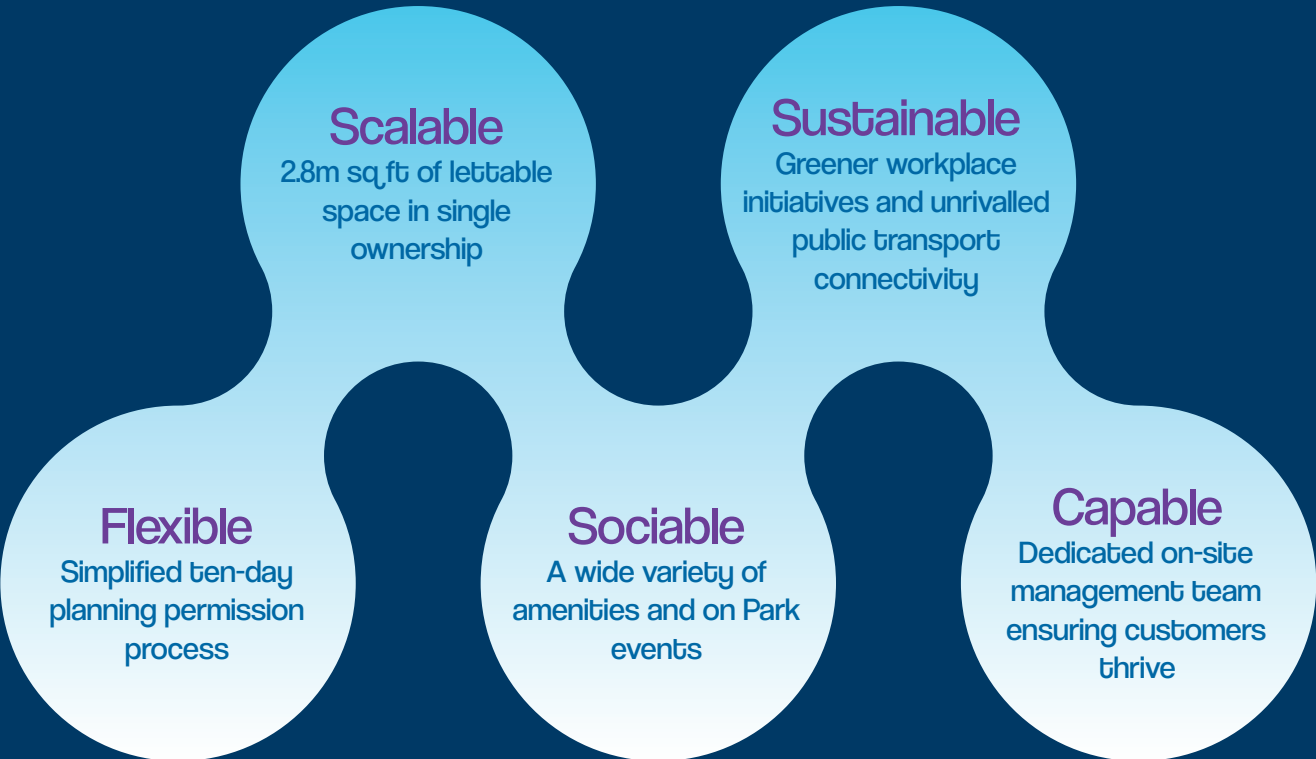
Indicative floorplans



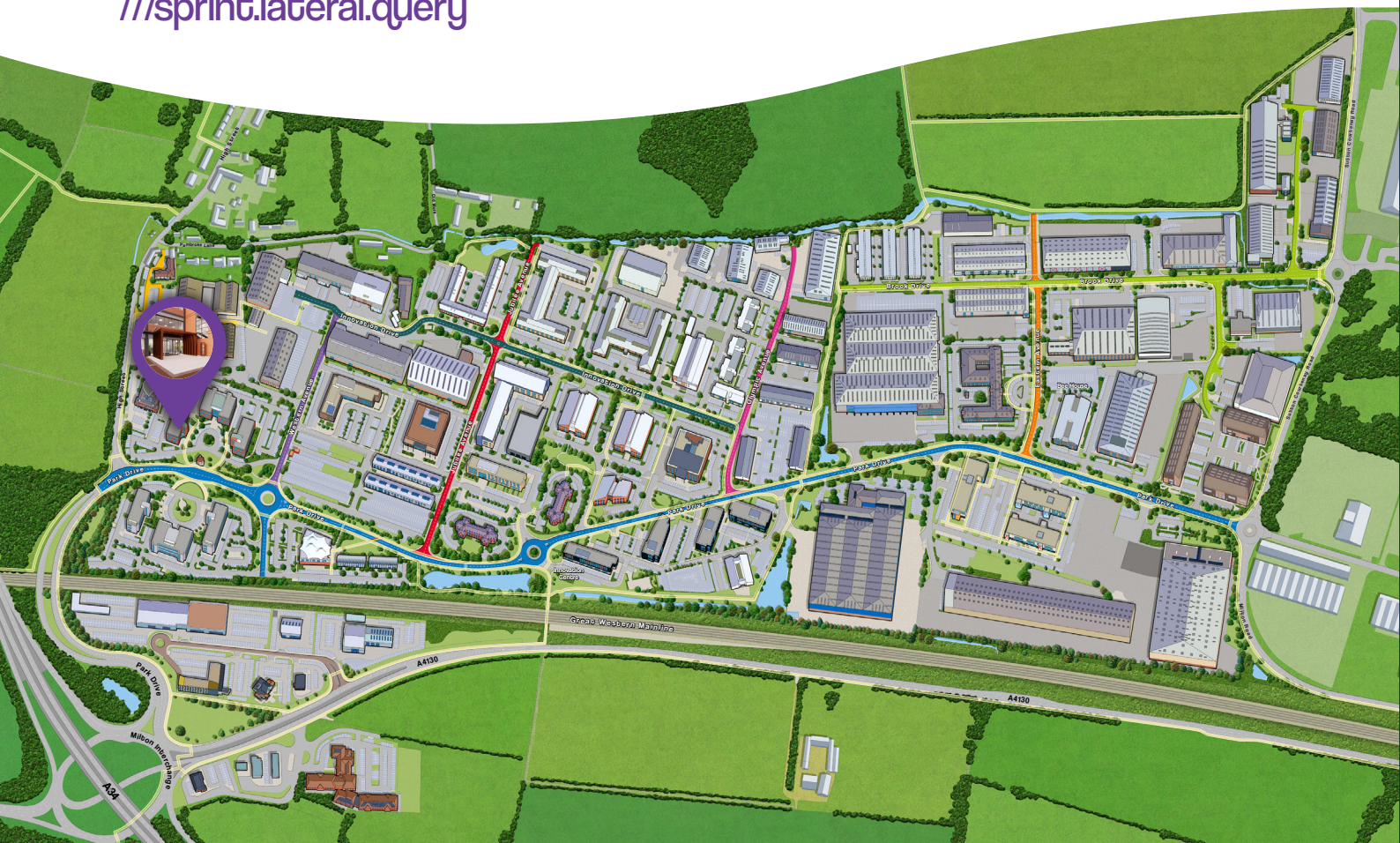
Key
● Office
● Meeting room
● Breakout

20 Western Avenue	Sq.ft	Sq.m
Ground Floor	7,966	740
First Floor	8,232	764
Second Floor	8,249	766
Total	24,449	2,271

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



20 Western Avenue, Milton Park, Oxfordshire OX14 4SH
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Get in touch with us...

Milton Park

CBRE

BENEDICTS



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



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



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



Tom Vecchione
Leasing Agent
tom@benedicts.co.uk
+44 (0)7807 791328



Bee House
140 Eastern Avenue
Milton Park
Oxfordshire
OX14 4SB

[///feasted.cloud.honeybees](http://feasted.cloud.honeybees)

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



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