



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

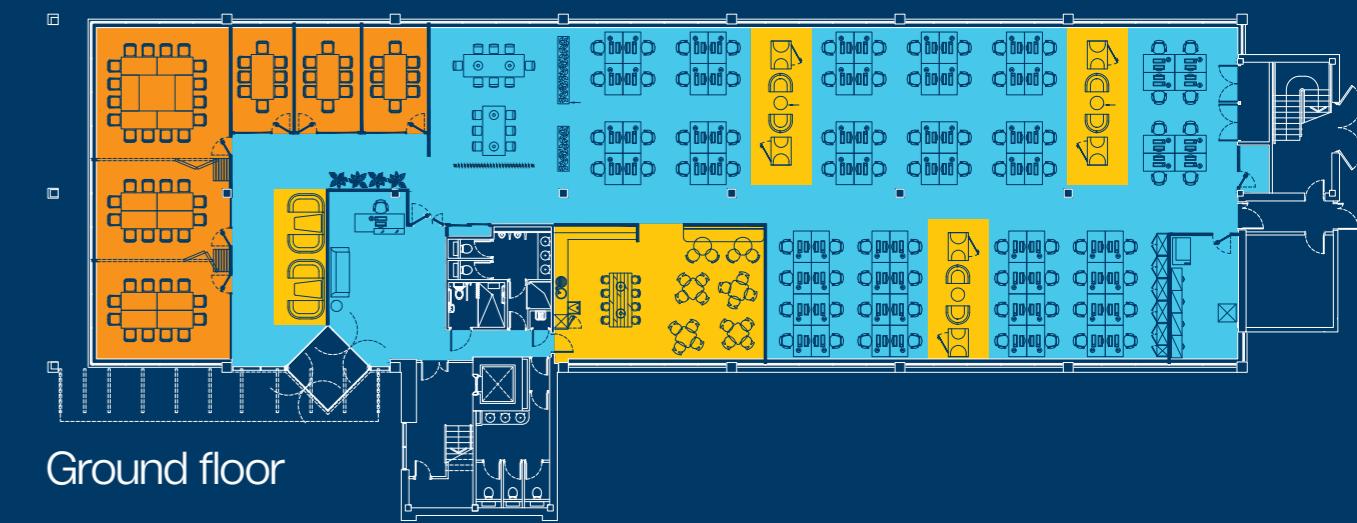
 WCs and shower facilities

 Air conditioning

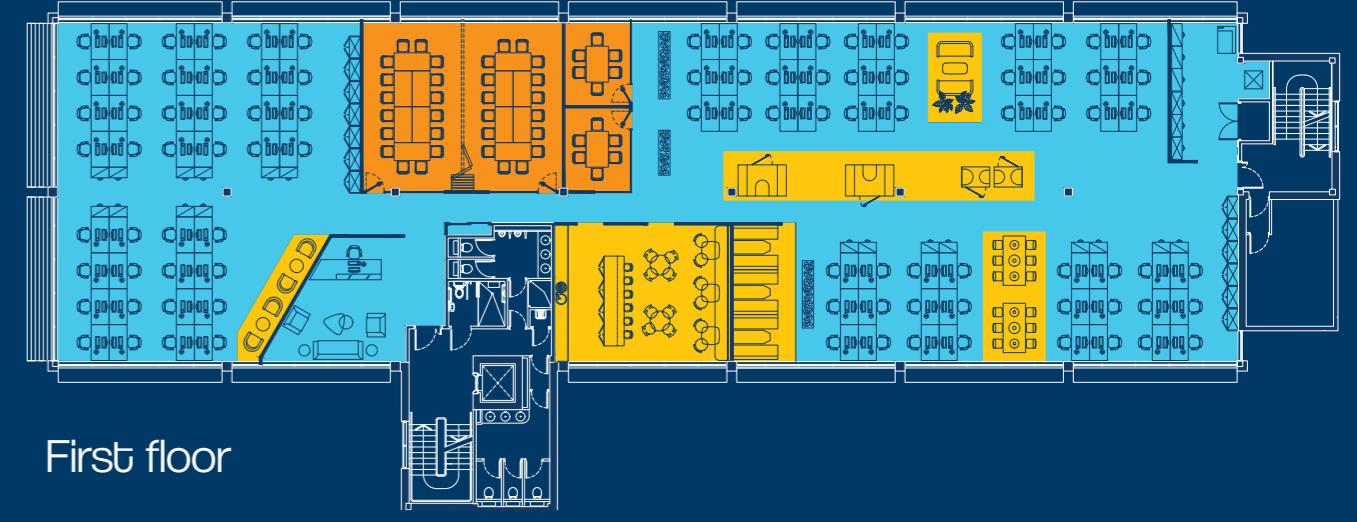
 110 parking spaces for the whole property



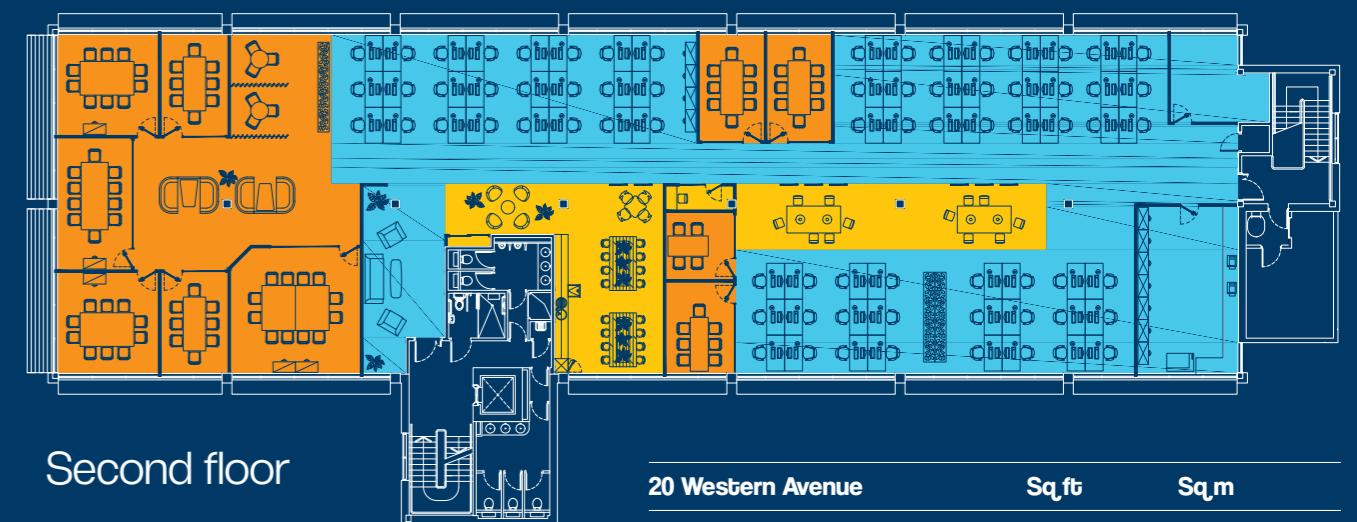
Indicative floorplans



Ground floor



First floor

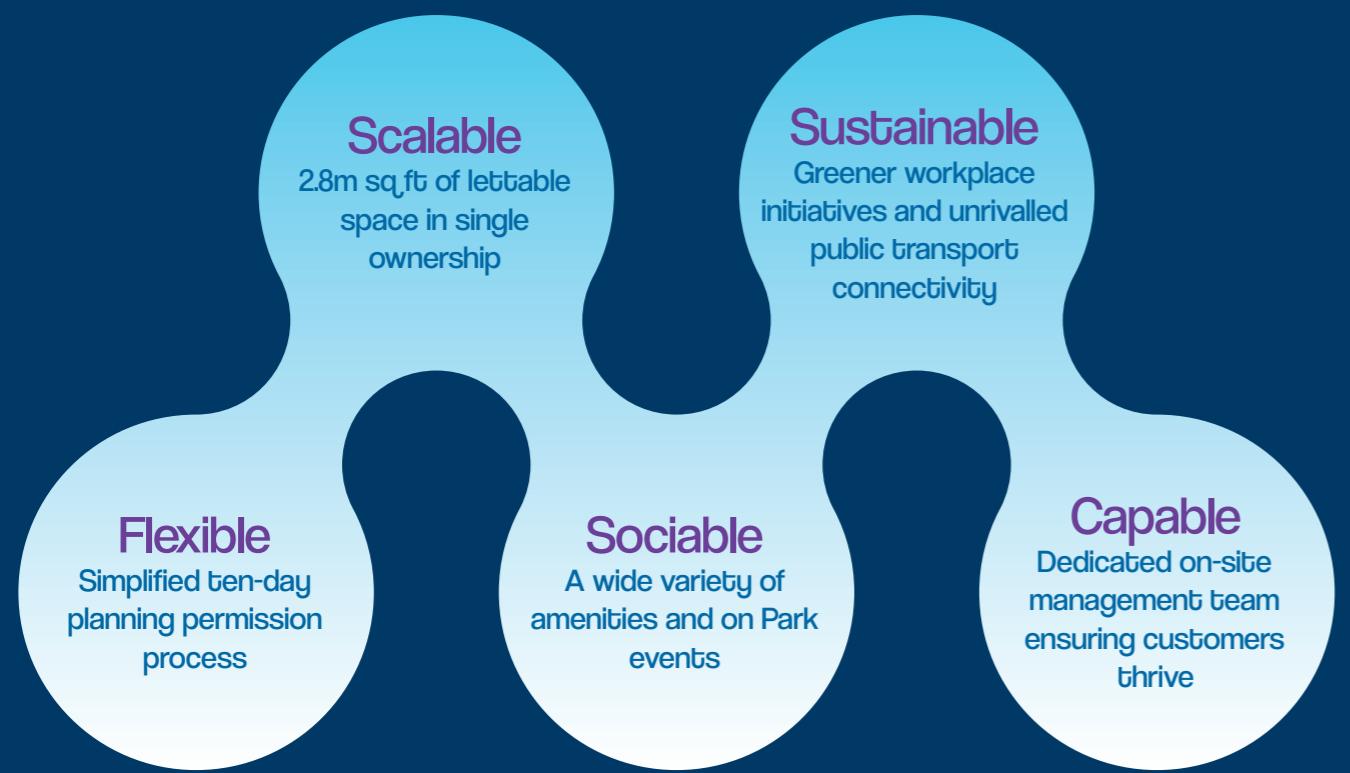


Second floor

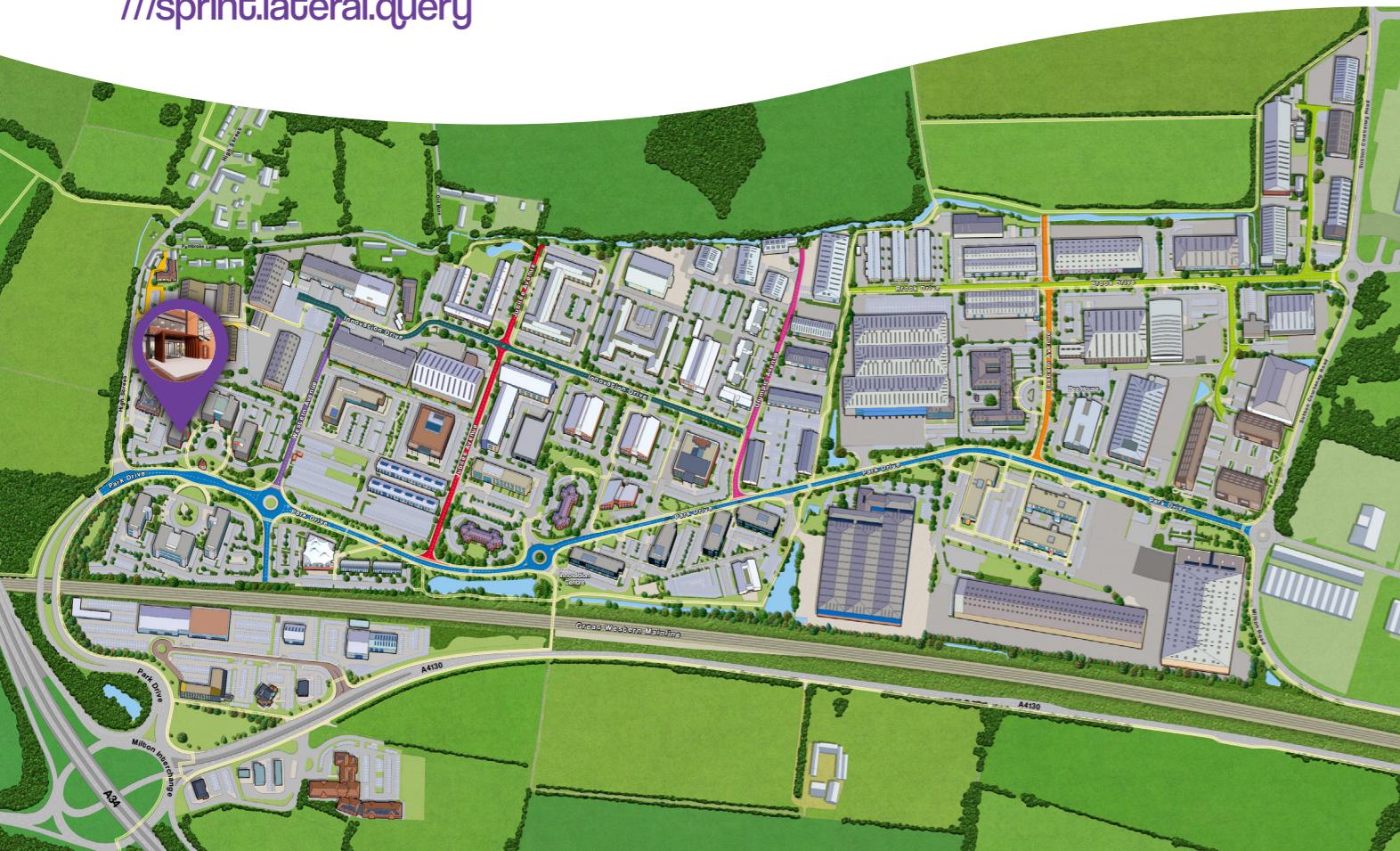
Key
● Office
● Meeting room
● Breakout

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

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