



To Let

28,000 sq ft lab and office building containing fully fitted CL2 and CL3 labs available on a floor by floor basis.

- High specification fully fitted CL2 & CL3 laboratories
- Located in Milton Park, a major science and R&D park in Oxfordshire
- Excellent dedicated park with 100 parking spaces and EV charging
- Secure external gas storage and generator
- Goods lift, CCTV and canteen infrastructure
- EPC B

102 Park Drive

Abingdon, Milton, Milton Park, OX14 4RY

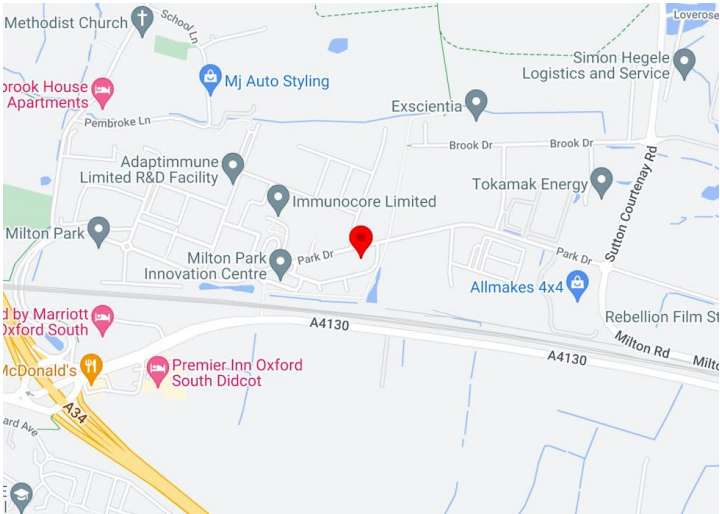
28,565 sq ft

2,653.78 sq m

Reference: #197508

102 Park Drive

Abingdon, Milton, Milton Park, OX14 4RY



Summary

| | |
|----------------|------------------------------|
| Available Size | 28,565 sq ft / 2,653.78 sq m |
| Rent | Rent on application |
| Service Charge | N/A |
| EPC | B (35) |

Description

102 Park Drive is a modern headquarters R&D building located within Milton Park, Oxford's premier science and technology park. The building offers high-quality office and laboratory space in a prime location, designed to meet the needs of innovative and forward-thinking businesses.

There is an existing FRI lease on the whole building with a break date of 30th June 2030 and lease expiry of 30th June 2035.

Milton Park is a premier science and technology park located in Oxfordshire, England. Situated in the heart of one of the UK's most vibrant economic regions, the park offers a stimulating environment for innovation and business growth. Spanning over 250 acres of landscaped grounds, Milton Park provides a mix of high-quality office buildings, research facilities, and laboratory spaces, accommodating a diverse range of companies from start-ups to multinational corporations.

The park is home to over 250 businesses, employing more than 9,000 people across various sectors including life sciences, technology, engineering, environmental, and professional services.

Location

Milton Park is a technology and science park in Oxford. Located near Didcot and Abingdon in Oxfordshire. The park's excellent infrastructure and connectivity make it an attractive destination for businesses. With easy access to major road networks, including the A34 and M4 motorway, and proximity to Oxford city centre and the nearby Oxford Science Park, Milton Park benefits from its strategic location. It is also well-served by public transportation, with regular bus services linking it to Oxford, Didcot, and surrounding areas.

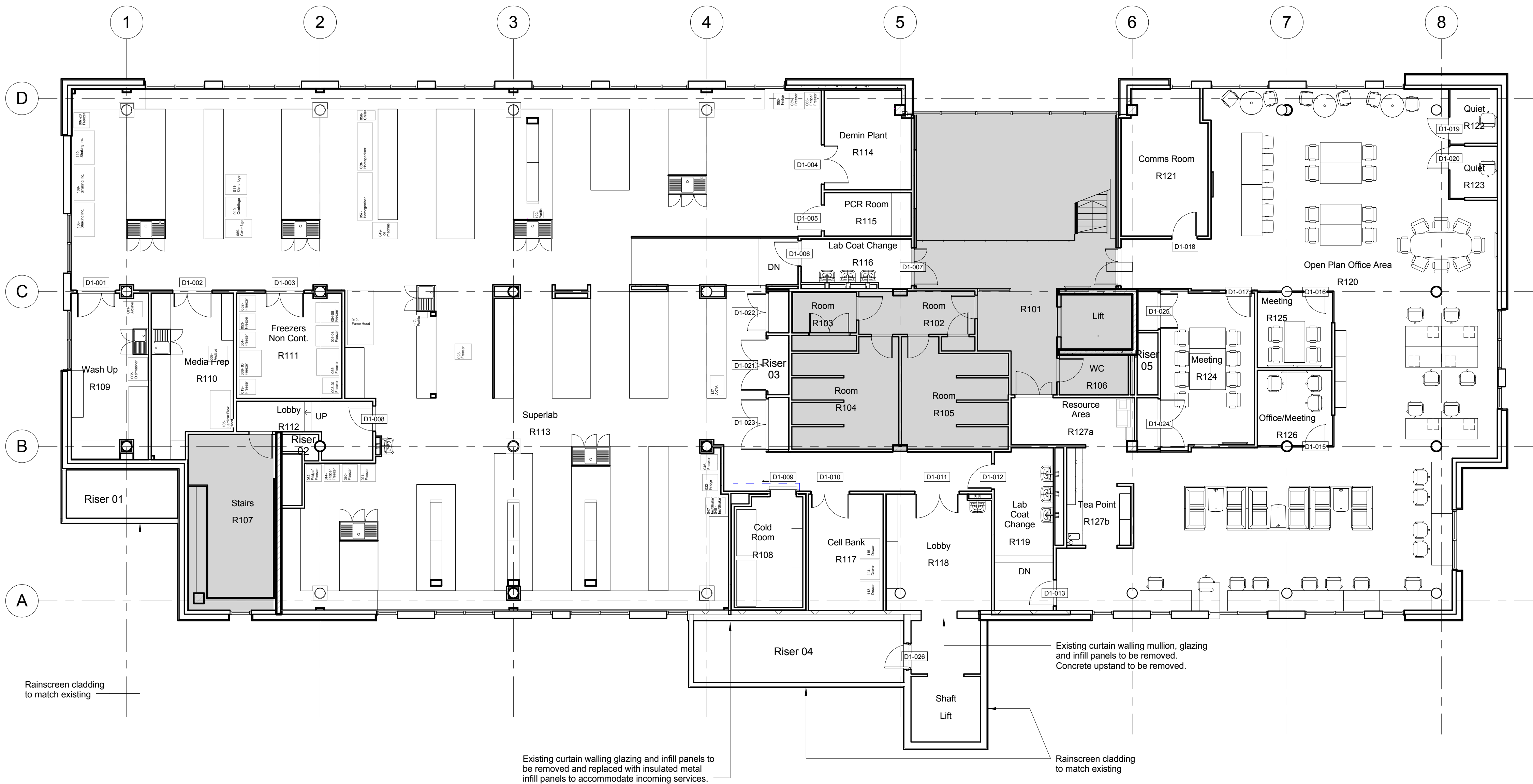
Accommodation

The accommodation is configured over ground, first and second floors. In addition, there is a walk in plant compound on the roof with secured gas storage to the ground floor rear and a goods lift serving all floors. The majority of car parking is to the rear of the building and dedicated disabled and visitor spaces to the front. The ground floor has existing canteen infrastructure and seating area within one wing and an open plan office area with kitchenette, workstations, partitioned meeting rooms and offices within the other wing. The upper floors are fully fitted laboratories, with the first floor providing flexible CL2 space and the second floor providing secure CL2 rooms, as well as an area dedicated to CL3 processes and research. Please revert to plans attached.

| Name | sq ft | sq m | Availability |
|---------------------------|-------|--------|--------------|
| Ground - Office / Canteen | 9,206 | 855.27 | Available |
| 1st - Lab | 9,730 | 903.95 | Available |
| 2nd - Lab | 9,629 | 894.56 | Available |







| | | | | | |
|-----|--|---------------|-------------|------------|---------|
| C3 | FINAL CLIENT REVIEW COMMENTS INCORPORATED. RESOURCES / TEA POINT REVISED | | | | |
| | AMT | 16.10.15 | GFL | CBW | -- |
| C2 | NOTES ADDED | | | | |
| | GFL | 22.09.15 | AL | CBW | -- |
| C1 | EXTENSION REVISED | | | | |
| | AL | 21.09.15 | CBW | AF | -- |
| REV | REVISION COMMENT | | | | |
| | DRAWN BY | DRAWN BY DATE | DESIGNED BY | CHECKED BY | ECA No. |

| | | | | | |
|------------|----------------|-----------------------|----------|----------------|-------------------|
| SCALE @ A1 | ISSUING OFFICE | DATE | 16.10.15 | ISSUING OFFICE | RICKMANSWORTH, UK |
| WONo. | 2311 | CLIENT PROJECT NUMBER | | | |

| | |
|--------|------------------------|
| STATUS | STATUS DESCRIPTION |
| D2 | FOR COMMENT / APPROVAL |

The Austin Company
DESIGN | CONSTRUCT | INNOVATE

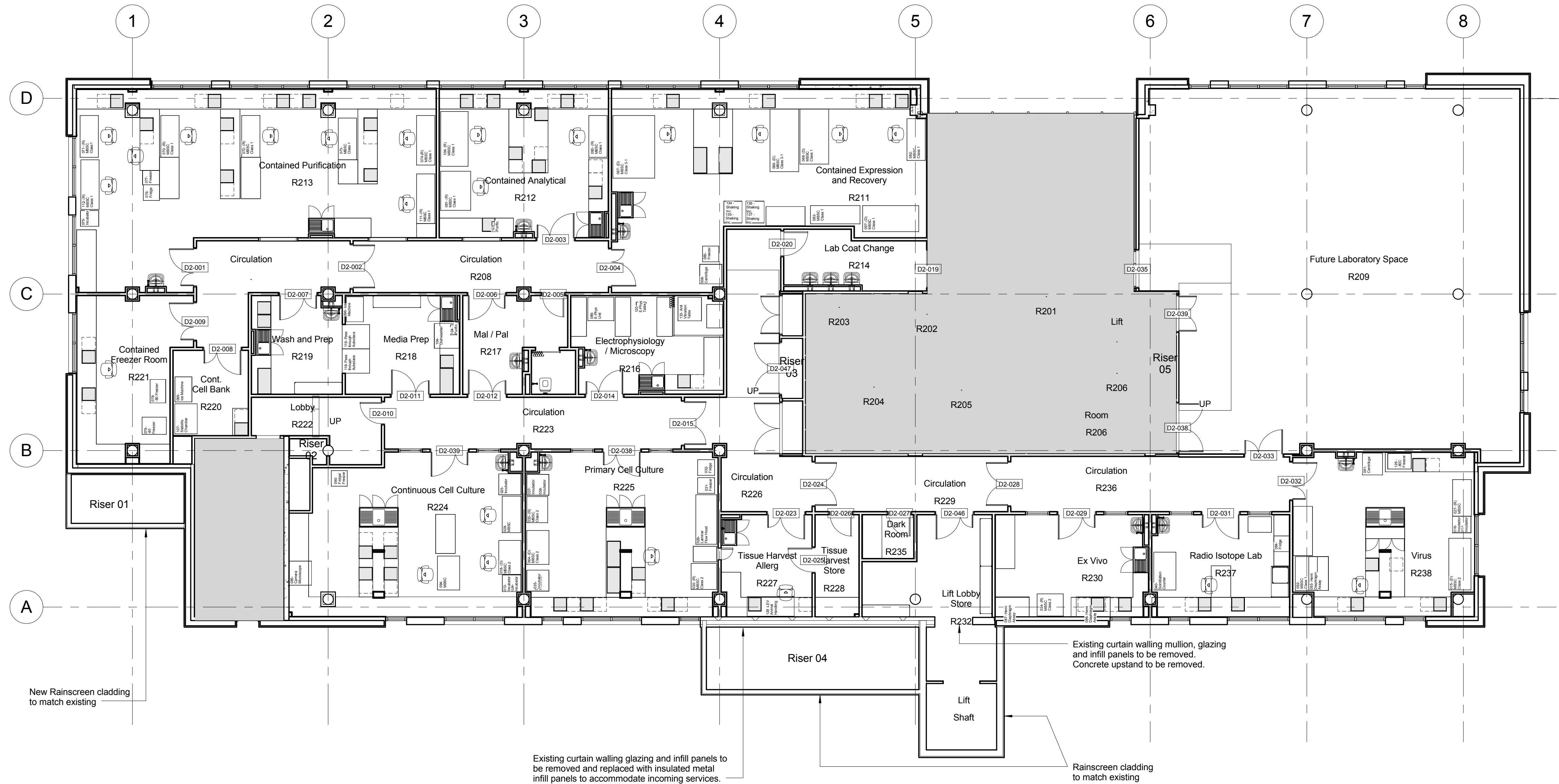
Cardinal Point, Park Road
Rickmansworth
Herts WD3 1RE
tel: 01923 432 658
www.austin.co.uk

PROJECT
IPSEN BUILDING 102
MILTON PARK

TITLE
APPROVAL DRAWING
FIRST FLOOR
GENERAL ARRANGEMENT

CLIENT
IPSEN

| | | | | | | | |
|---------|------------|---------------|-------|-----------|-------------------|-----------|-----|
| PROJECT | ORIGINATOR | ZONE / VOLUME | LEVEL | FILE TYPE | DISCIPLINE / ROLE | SHEET No. | REV |
| 2311 | AU | 00 | 01 | DR | A | 0003 | C3 |



C3 CLADDING NOTES AMENDED, LIFT RELOCATED.

| | | | | |
|-----|----------|-----|-----|----|
| AMT | 16.10.15 | GFL | CBW | -- |
|-----|----------|-----|-----|----|

C2 CLIENTS COMMENTS INCORPORATED. RISER NO.6 OMITTED. NOTES ADDED.

| | | | | |
|-----|----------|----|-----|----|
| GFL | 22.09.15 | AL | CBW | -- |
|-----|----------|----|-----|----|

C1 EXTENSION REVISED

| | | | | |
|----|----------|----|-----|----|
| AL | 21.09.15 | AL | CBW | -- |
|----|----------|----|-----|----|

REVISION COMMENT

| | | | | | | |
|-----|----------|----------|------|-------------|------------|---------|
| REV | DRAWN BY | DRAWN BY | DATE | DESIGNED BY | CHECKED BY | ECA No. |
|-----|----------|----------|------|-------------|------------|---------|

SCALE @ A1 1 : 100 ISSUING OFFICE RICKMANSWORTH, UK

WORK NO. 2311 CLIENT PROJECT NUMBER

STATUS D2 STATUS DESCRIPTION FOR COMMENT / APPROVAL

PROJECT IPSSEN BUILDING 102 MILTON PARK

TITLE APPROVAL DRAWING SECOND FLOOR GENERAL ARRANGEMENT

CLIENT IPSSEN

PROJECT ORIGINATOR ZONE/ VOLUME LEVEL LOCATION FILE TYPE DISCIPLINE/ ROLE SHEET No. REV

2311 - AU - 00 - 02 - DR - A - 0004 C3



| | | | | | |
|-----|---|---------------|-------------|------------|---------|
| C3 | FINAL CLIENT REVIEW COMMENTS INCORPORATED. BREAKOUT FURNITURE UPDATED | | | | |
| | AMT | 16.10.15 | GFL | CBW | -- |
| C2 | NOTES ADDED | | | | |
| | GFL | 22.09.15 | AL | CBW | -- |
| C1 | EXTENSION REVISED | | | | |
| | AL | 21.09.15 | AL | CBW | -- |
| REV | REVISION COMMENT | | | | |
| | DRAWN BY | DRAWN BY DATE | DESIGNED BY | CHECKED BY | ECA No. |

| | | | |
|------------|--|-----------------------|--|
| SCALE @ A1 | | ISSUING OFFICE | |
| 1 : 100 | | RICKMANSWORTH, UK | |
| WORK No. | | CLIENT PROJECT NUMBER | |
| 2311 | | | |

| | | | |
|--------|--------------------|------------------------|--|
| STATUS | STATUS DESCRIPTION | | |
| | D2 | FOR COMMENT / APPROVAL | |



The Austin Company

DESIGN | CONSTRUCT | INNOVATE

Cardinal Point, Park Road
Rickmansworth
Herts WD3 1RE
tel: 01923 432 658
www.austin.co.uk

PROJECT
IPSEN BUILDING 102
MILTON PARK

TITLE
APPROVAL DRAWING
GROUND FLOOR
GENERAL ARRANGEMENT

CLIENT
IPSEN

| | | | | | | | |
|---------|------------|---------------|------------------|-----------|-------------------|-----------|-----|
| PROJECT | ORIGINATOR | ZONE / VOLUME | LEVEL / LOCATION | FILE TYPE | DISCIPLINE / ROLE | SHEET No. | REV |
| 2311 | AU | 00 | GF | DR | A | 0002 | C3 |