

MONARCH HOUSE

ABINGDON
SCIENCE PARK



 KADANS
SCIENCE PARTNER

DESCRIPTION

Monarch House is a self-contained standalone building situated prominently at the front of the Abingdon Science Park. The building forms part of 'The Science Quadrant' an established Science & Technology ecosystem in Abingdon, Oxfordshire.

Arranged over two floors the building is undergoing a complete refurbishment to provide laboratory ready space with Grade A offices at first floor.

The building offers an occupier the rare opportunity to have input into a bespoke internal fit-out (subject to design) which would be delivered on their behalf by the owner, Kadans Science Partner, the largest provider of commercial laboratory space in Europe.

Monarch House is within walking distance of amenities including Abingdon town centre, café (under construction) and the White Horse Leisure & Tennis Centre

BUILDING SPECIFICATION



Fully refurbished entrance and reception



Substantial broadband bandwidth available



Covered cycle parking facilities



WCs, showers and changing room facilities (subject to agreement of design)



On-site car-parking and electric charge points



Secure external compounds for waste



EXAMPLE PHOTOGRAPHS

Indicative images



THE OPTIONS FOR YOUR OCCUPATION

You can select the route to occupation that best suits your company's needs and the level of Kadans Science Partner's involvement at the design and delivery stages.

OPTION 1. FULLY OPERATIONAL LABORATORIES

Kadans Science Partner can provide you with Bespoke Fully Fitted Science Facilities. Kadans Science Partner can allow you to concentrate on your science by undertaking the end-to-end process of delivering laboratory space. Upon completion, you will have bespoke laboratories designed to your company's unique requirements.

This option gives you the opportunity to have the Cat B fit-out integrated with Cat A works. That means finishing the interior can start directly after completion, making this a time-effective and stress-free route to delivery.

OPTION 2. CAT A LABORATORIES

The Kadans interpretation of Cat A goes beyond the usual requirements. Your premise will not be customised, but it will include:

- ◆ The main building structure.
- ◆ The building envelope (façades, floor, roof).
- ◆ Suspended ceilings with integrated air grilles, light fixtures, etc.
- ◆ Technical installations for HVAC.
- ◆ Generation of heat and cold.
- ◆ Technical supplies & utilities (power, water, drainage, technical gases) in technical shafts and throughout the building.

Beyond this, the tenant is responsible for making the space occupiable.

OPTION 3. SHELL & CORE SPACE

The space is provided as a shell and core concrete frame. All works are undertaken by the tenant.



BASE-BUILD SPECIFICATION

OFFICE

- 🕒 Suspended ceilings
- 🕒 New LED lighting
- 🕒 Heating / cooling system
- 🕒 New carpeted flooring finishes
- 🕒 New WCs



LABORATORY (SHELL LAB+)

- 🕒 Finished in shell condition (concrete slabs exposed)
- 🕒 Bio Control vinyl floor with welded upstand
- 🕒 3-phase power
- 🕒 Mechanical plant designed and installed to plantroom with capability to deliver 6AC/hr within laboratory
- 🕒 External gas cage and dedicated specialist lab gases riser

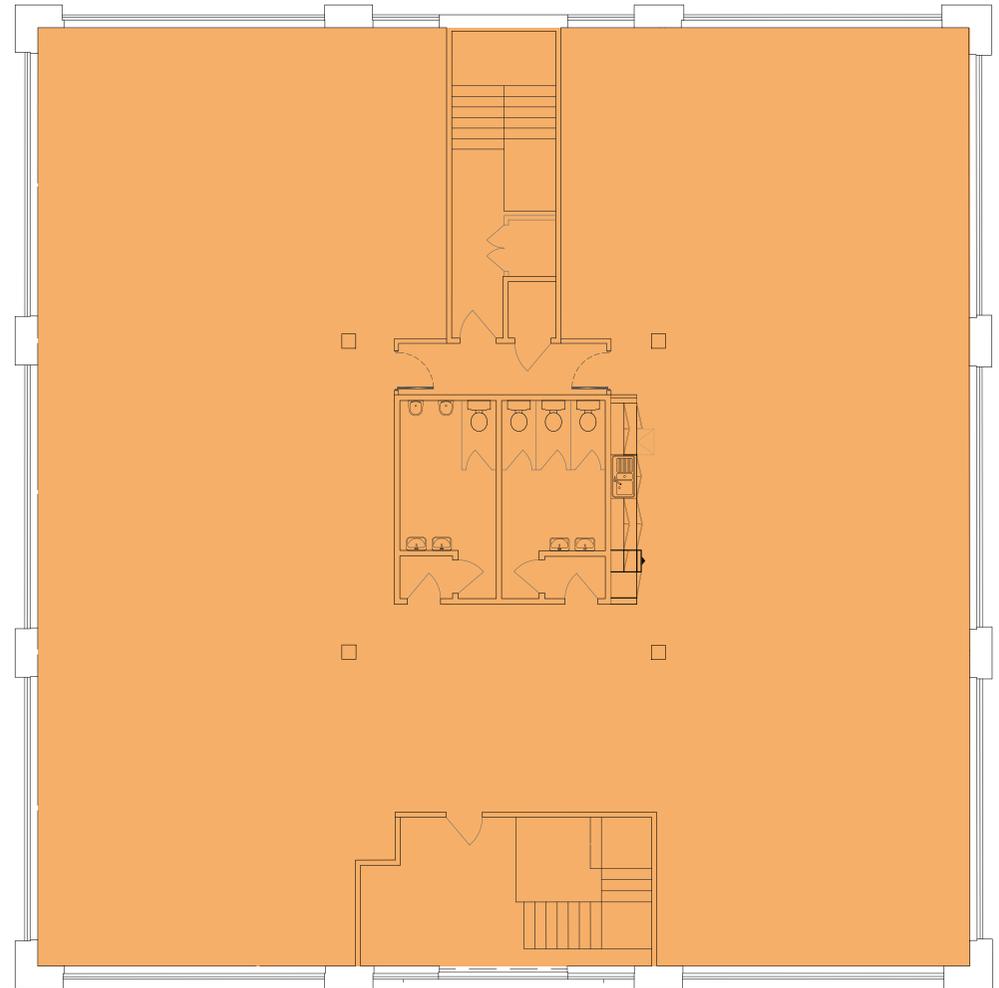


Indicative images of fully fitted office and laboratory space

GROUND FLOOR



FIRST FLOOR



Floor	Size
Ground	5,059 sq ft (470 sq m)
First	5,059 sq ft (470 sq m)

Measurement is based on Cross Internal Area

LOCATION

Abingdon is situated approximately 10 miles south of Oxford and adjacent to the the A34 dual carriageway which links to the M40 and M4 motorways to the north and south respectively.

Access to the A34 is approximately 2.4 miles away at the Lodge Hill junction, with future plans to convert the slip road access, currently only on the north side, to full access.

Road	miles
Heathrow	48
London	60
Bristol	79
Birmingham	85

Rail (from Didcot Parkway)	mins
London Paddington	40
Reading	21
Bristol	57
Birmingham	126



Monarch House
7 Barton Lane
Abingdon Science Park
Abingdon
OX14 3NB

TERMS

Upon application

EPC

Available upon completion
of refurbishment

VIEWINGS

Strictly through sole letting
agents



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