



# SPACE THAT WORKS

THE  
LAMBOURN  
ABINGDON





THE  
LAMBOURN  
ARUNDSON

THE  
LAMBOURN  
ARUNDSON  
The building is open all day long  
to visitors  
PLEASE USE



# A HOME FOR YOUR BUSINESS

## Introduction

**Situated on a prominent position with good transport links lies The Lambourn, a detached 3 storey premium business HQ building providing various suites sizes arranged in two wings with a central full height reception.**

The Lambourn is a completely refurbished business and research building providing high specification office accommodation, amenities with a staffed reception within an attractive full height atrium. The building provides the perfect environment for companies requiring flexible business and research space.

Situated on the Western edge of the town, The Lambourn lies within a prominent position of Abingdon Business Park which comprises of 50 acres of office, industrial and retail warehouses accommodation. This premier business location houses a number of headquarters which include Giga Clear, Smeg and Miele.

The Lambourn is easily accessible being situated 1 mile from the A34 Abingdon Interchange, leading to the M40 (18 miles) north and the M4 (17 miles) South. Both motorway links connect with London, Birmingham and the Southwest.

Public transport options include rail links via Oxford and Didcot (10 miles) providing routes to London Paddington, Bristol Temple Meads and Birmingham New Street. A number of local bus routes are within a 6 minute walking distance from The Lambourn.



# LOCATION

## Located in the economic & knowledge corridor



### Spot On Location

- Prominent corner position on established business park.
- Abingdon is home to Abingdon Business Park and Abingdon Science Park.
- Town centre and associated amenities within 15 minutes' walk
- World renowned city of Oxford less than 6 miles (10km) away.



### Linked in to Transport

- A34 junction access less than 1 km (0.6 miles).
- Mainline train stations at Oxford and Didcot are located within 5 miles (8 km).
- Local stations of Culham and Radley less than 3 miles (5 km) east.
- Local Bus stops on Colwell Drive (250m away)



### Be part of the Abingdon Cluster

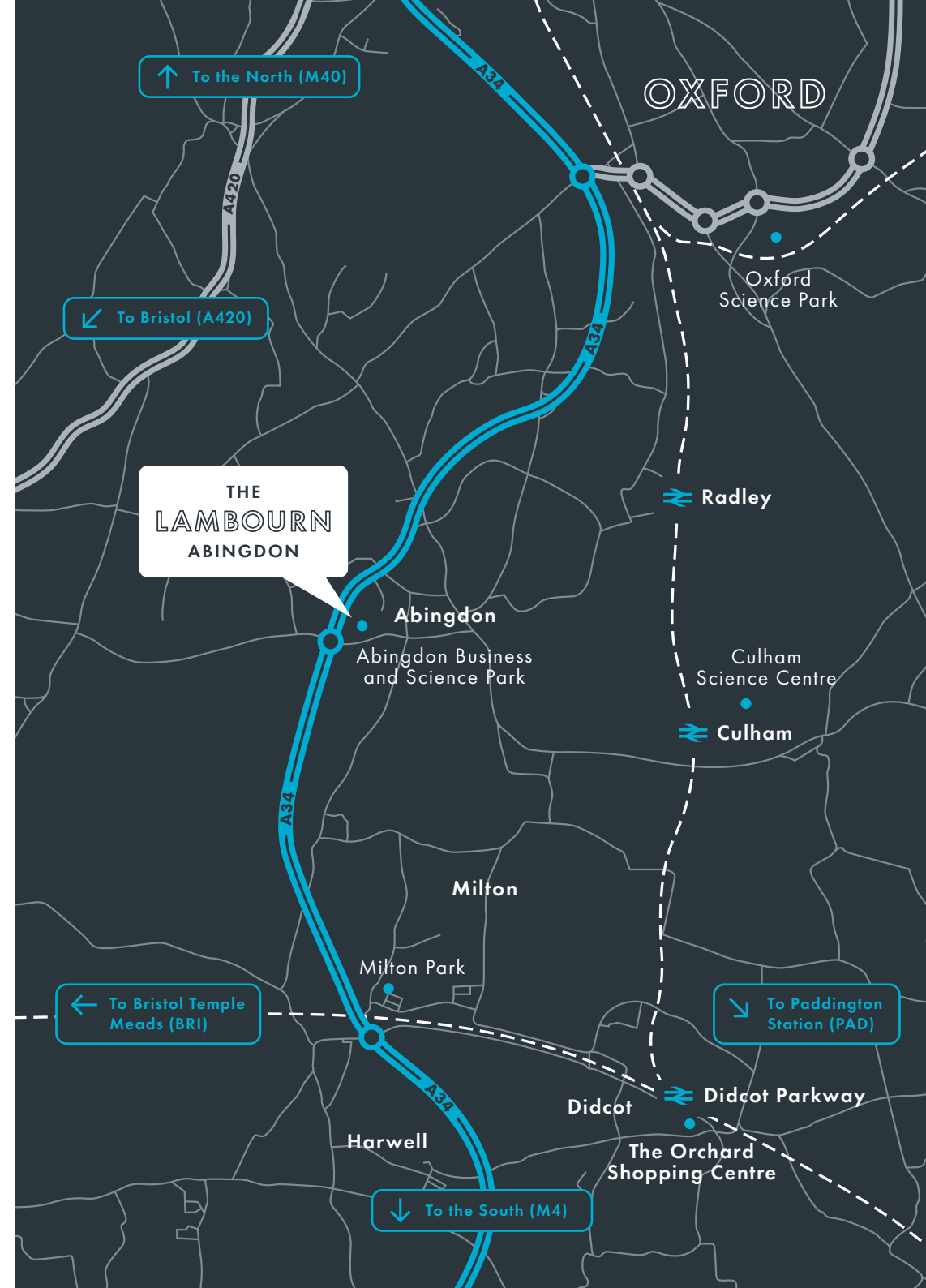
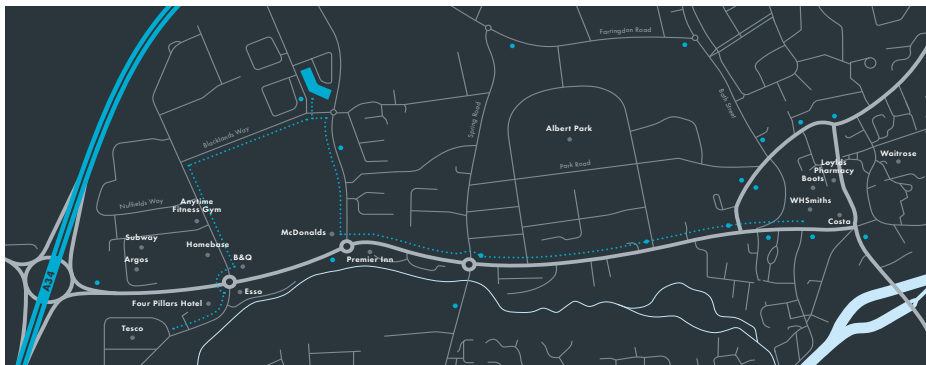
Nearby occupiers include

- Gigaclear
- Smeg
- Sophos
- PsiOxus Therapeutics
- Berkshire and Bucks FA
- Thames Valley Police



### Unrivalled Amenities

- **Food & Beverage** Subway, McDonalds.
- **Leisure** Anytime Fitness, Albert Park.
- **Hotels** Four Pillars Hotel and Premier Inn.
- **Convenience Stores** Tesco and Waitrose.



# FLOOR PLANS

SPACE	SQM/SQFT
<b>GROUND</b>	
WEST WING	830.8/8,943
EAST WING	LET
<b>FIRST</b>	
WEST WING	LET
EAST WING - SUITE A	177.2/1,907
EAST WING - SUITE B	LET
<b>SECOND</b>	
WEST WING	867.9/9,342
EAST WING - SUITE A	LET
EAST WING - SUITE B	152/1,636

## Flexibility

The Lambourn provides a highly flexible working environment, offering prime office accommodation from a single desk to 21,828 sq ft, suitable for any size of business, big or small.

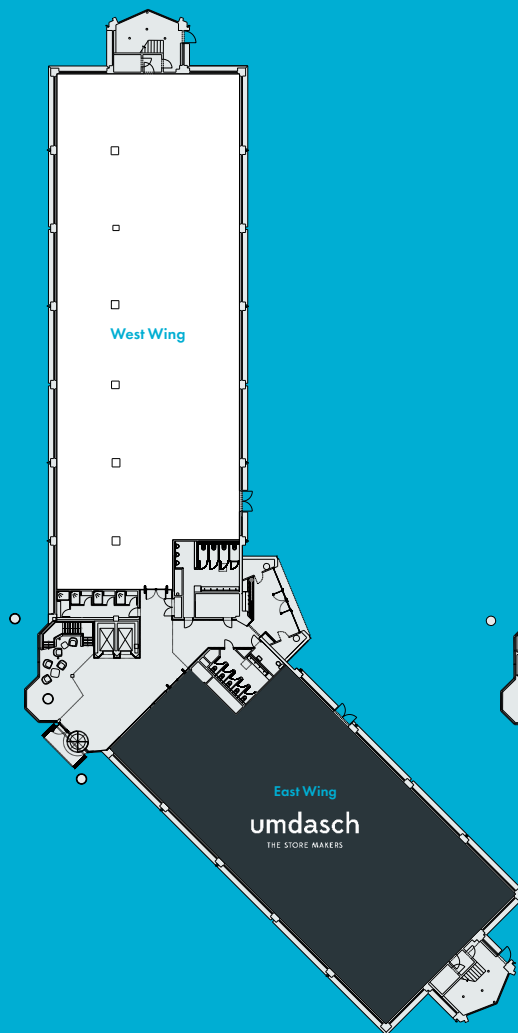
Options include traditional self-contained suites from approximately 2,000 sq. ft, alongside co-working and fully serviced workspace from one desk upwards via Mantle Space's branded platform.

Bespoke, fully fitted solutions are also available to meet occupiers' specific requirements, supported by a range of flexible commercial structures.

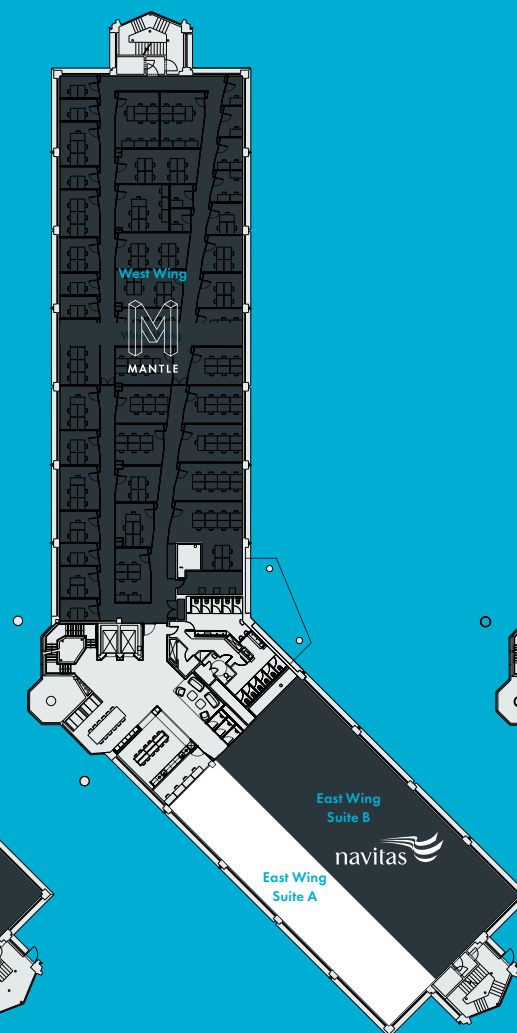
## Building Features

- New feature entrance
- Triple height manned reception/lobby
- High efficiency boilers
- Modernised electrical system
- Fully air conditioned
- Motion sensor LED lighting
- Fully access raised floor (2800mm)
- Parking for up to 215 cars
- Covered bicycle racks
- 2 x passenger lifts
- High quality shower facilities
- Co-working breakout space available
- EPC B (50) Rating

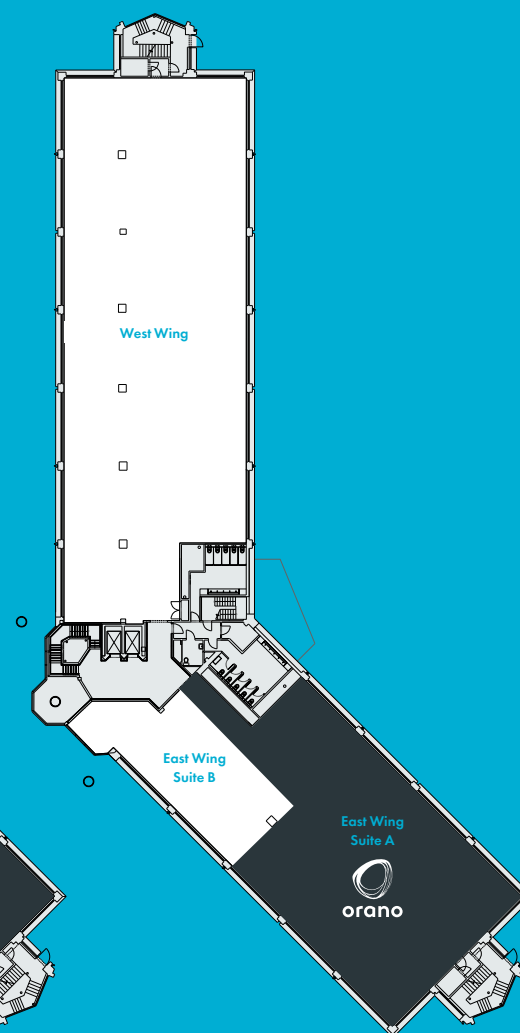
Ground



First



Second

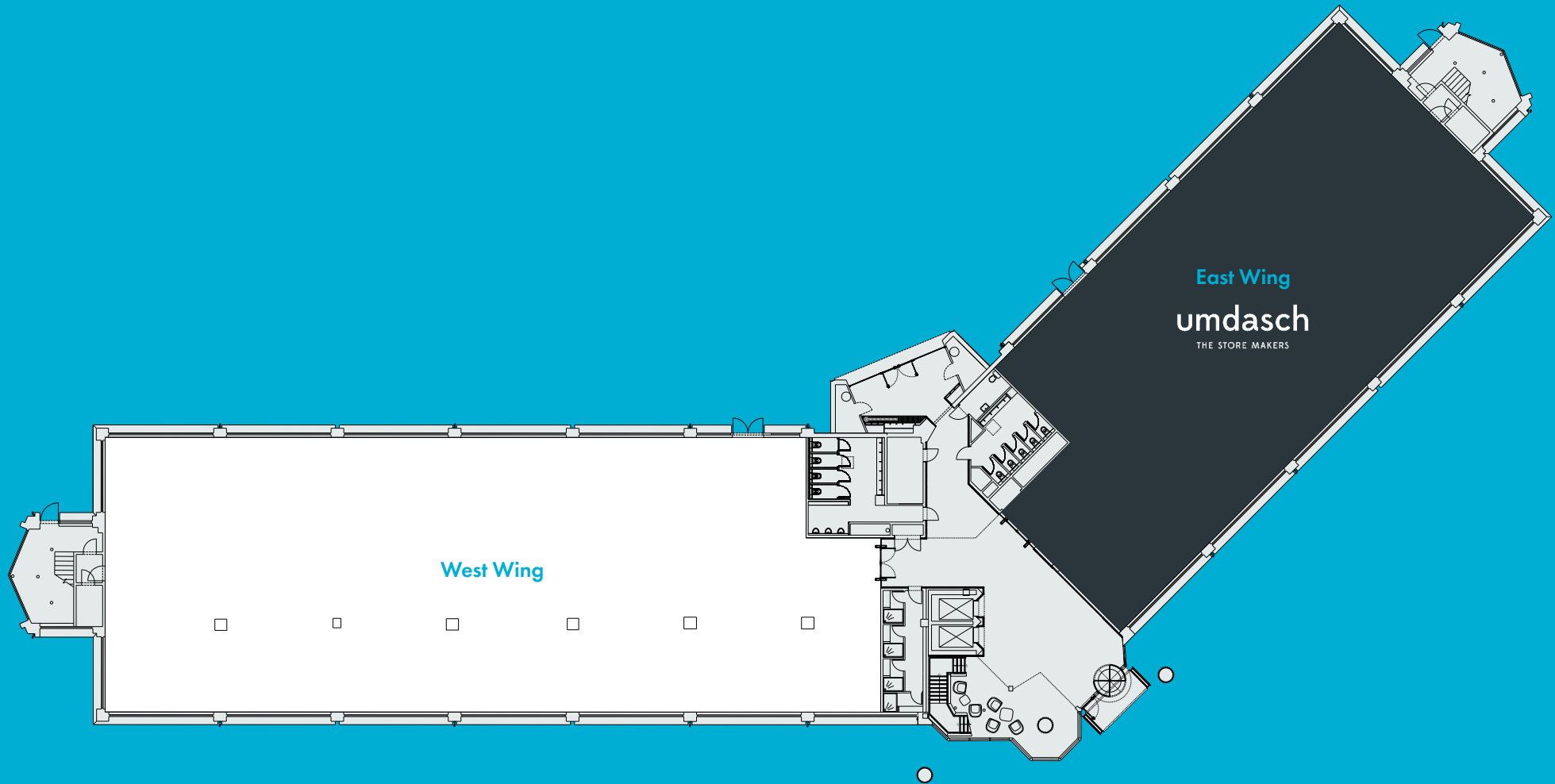


# GROUND FLOOR

**West Wing**  
830.8/8,943 (sqm/sqft)

**East Wing**  
Let – Umdasch

Bespoke fitted solutions available to suit exact requirements, with a range of flexible payment structures.





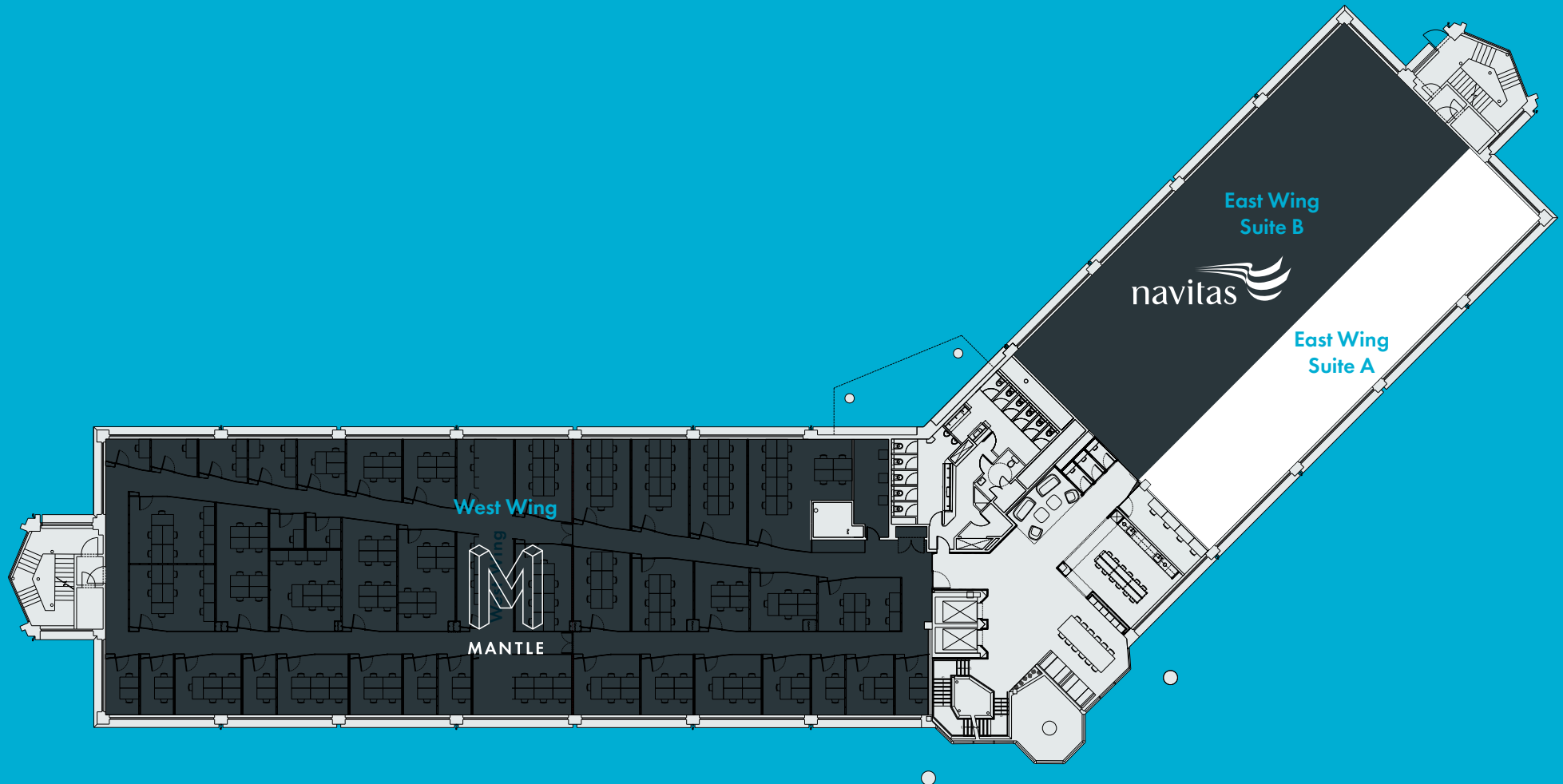
# FIRST FLOOR

West Wing  
Let – Mantle

East Wing – Suite A  
177.2/1,907 (sqm/sqft)

East Wing – Suite B  
Let – Navitas

Bespoke fitted solutions available to suit exact requirements, with a range of flexible payment structures.



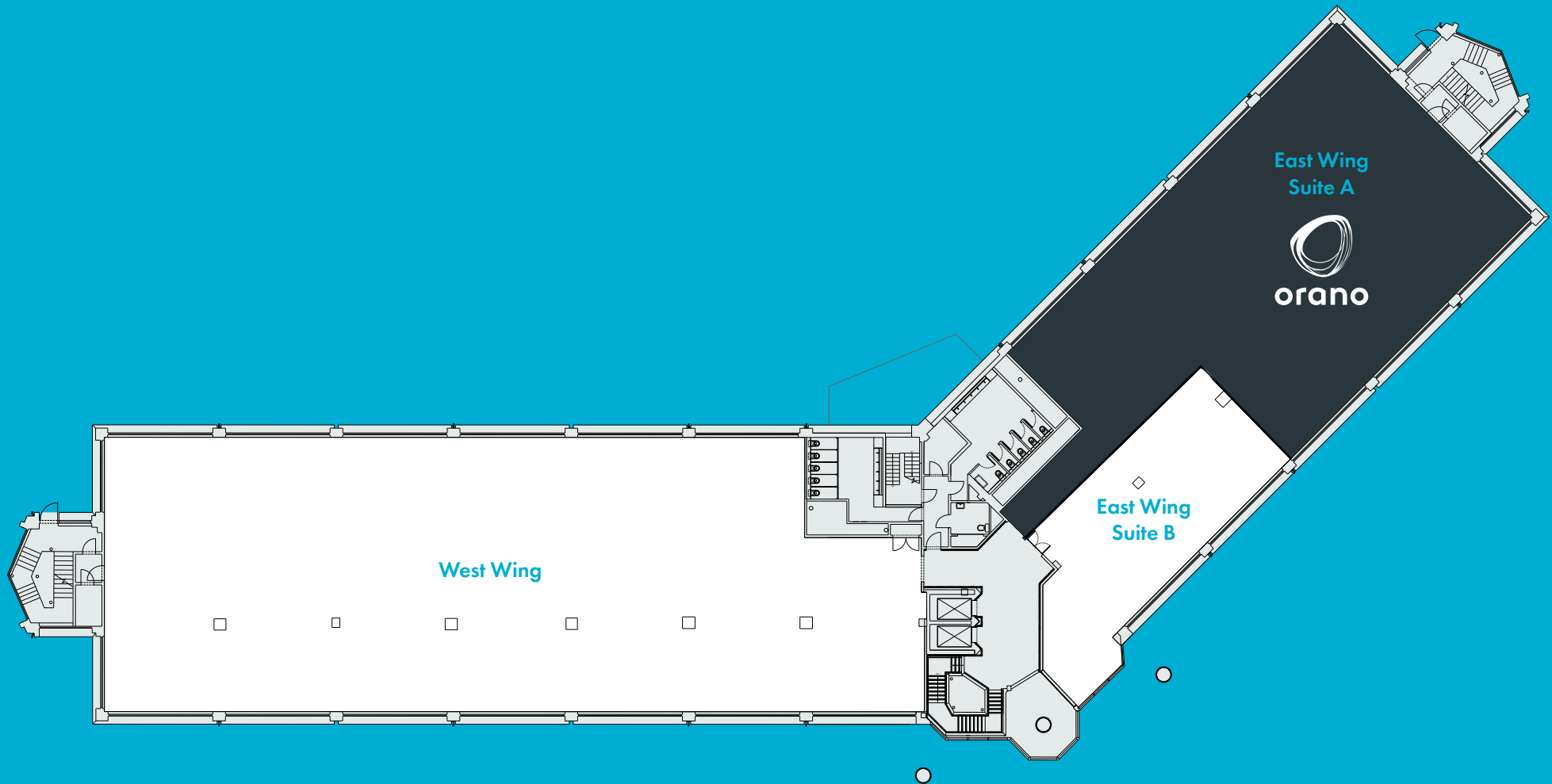
# SECOND FLOOR

West Wing  
867.9/9,342 (sqm/sqft)

East Wing – Suite A  
Let – Orano

East Wing – Suite B  
152/1,636 (sqm/sqft)

Bespoke fitted solutions available to suit exact requirements, with a range of flexible payment structures.





# OCCUPIER CASE STUDY

## Ideal conditions for Umdasch's international business

In Abingdon, the Store Makers have 50 percent more office space available than at their previous location in Oxford. Both customers and employees benefit from this. A prototype area in the centre of the office is the heart of the new location. This is where shopfitting life pulsates – prototypes and furniture of current customer projects are presented on this constantly changing stage. State-of-the-art lighting and stage technology is used for this. Curtains provide flexible room separation and, depending on the setting, offer exciting views in and out.

The excellent infrastructure around the Abingdon Business Park is another reason for the move. Abingdon is highly accessible to and from London, Central and Northern England and is in immediate proximity to several airports. So these are ideal conditions for the international business of umdasch which is managed from the British office.

In cooperation with top architects and established store designers the umdasch experts in the UK accompany premium brands like Harrods, Nike, Stone Island, KaDeWe, NIO, Bucherer and many others.

The entire office is equipped with state-of-the-art meeting and conference technology and also creates space for a retreat with communication booths. The Store Makers not only work with global players in sports retail, but also stay fit themselves. For example, the team has two meeting rooms with treadmills and indoor bicycles to keep them moving during longer meetings. For all sports enthusiasts who come to work on their bikes & Co, showers have also been provided. Height-adjustable desks support healthy and ergonomic working.







WELCOME  
Dr. Gerald Knapitsch





THE  
LAMBOURN  
ARMSMEN

Offering flexible private office  
space from 100 - 45,000 sq ft  
for any size business  
AVAILABLE NOW



# GET IN TOUCH

**BENEDICTS**  
CONSULTANT SURVEYORS

For all letting enquiries and viewings

**Edward Lively MRICS**

Director

07464 492953

edward@benedicts.co.uk

---

**Carter Jonas**

**Adrian Chan**

Associate

07920 830554

Adrian.Chan@carterjonas.co.uk



Owned and managed by

**Mantle**

01279 874302

mantle.co.uk

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**What 3 Words** /// [Deploying.electrode.cities](https://www.deploying.electrode.cities)

**The Lambourn Wyndyke Furlong, Abingdon OX14 1UJ**

[thelambournabingdon.co.uk](https://thelambournabingdon.co.uk)