



SPACE THAT WORKS

THE
LAMBOURN
ABINGDON



THE
LAMBOURN
ARMS

THE
LAMBOURN
ARMS
The historic pub in the heart of the village
of Lambourn, Berkshire
01344 871111
www.lambournpub.co.uk

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

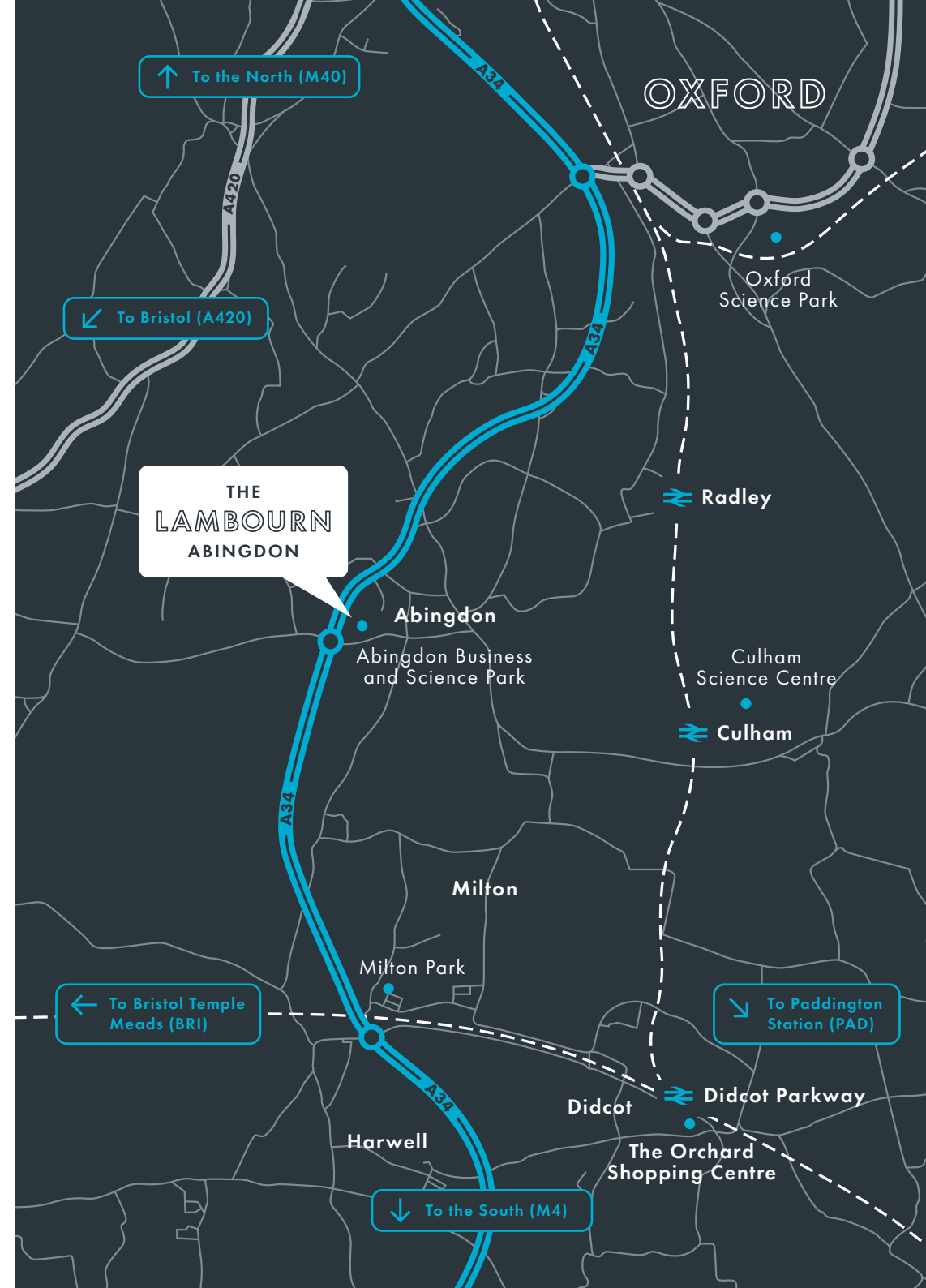
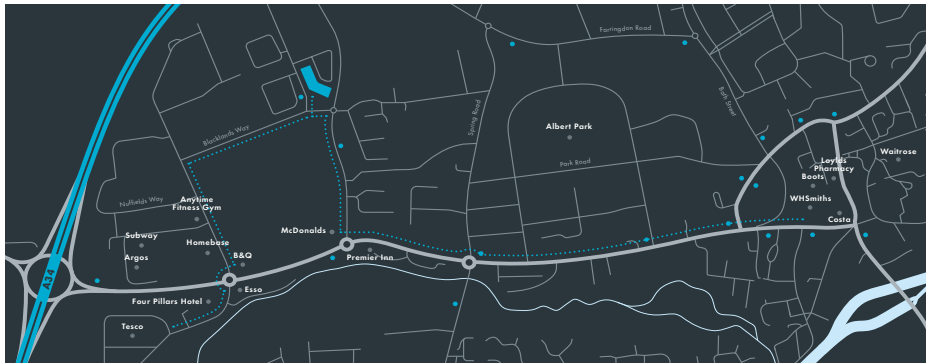
Nearby occupiers include

- 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
GROUND	1,449.99/15,608
WEST WING	836.74/9,007
EAST WING	LET
FIRST	1,523.08/16,394
WEST WING	LET
EAST WING	LET
BREAKOUT AREA	106.3/1,144
SECOND	1,501.0/16,157
WEST WING	836.74/9,007
EAST WING	150/1,615 PART LET
TOTAL	4,474.07/48,159

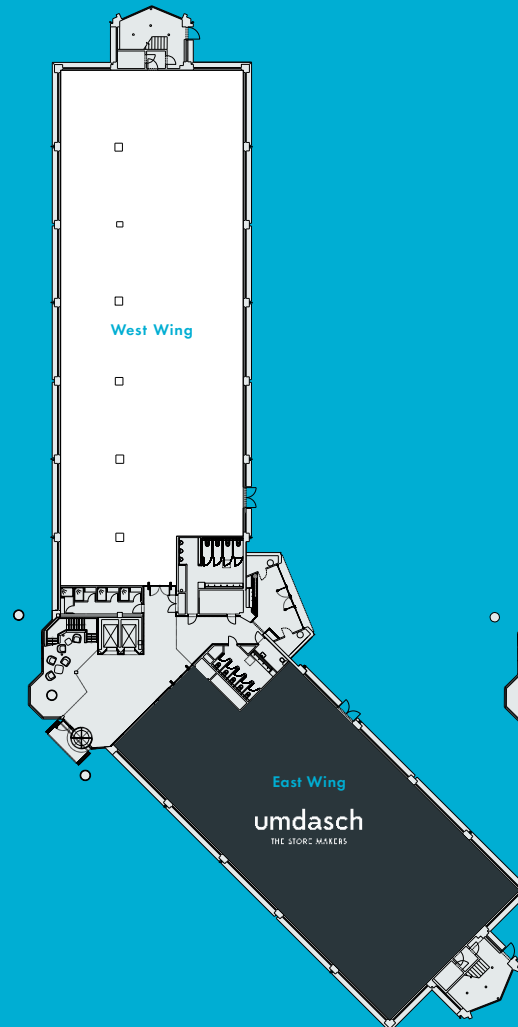
Flexibility

Smaller suites from 2,000 sq ft are also available as well as smaller co-working and serviced options

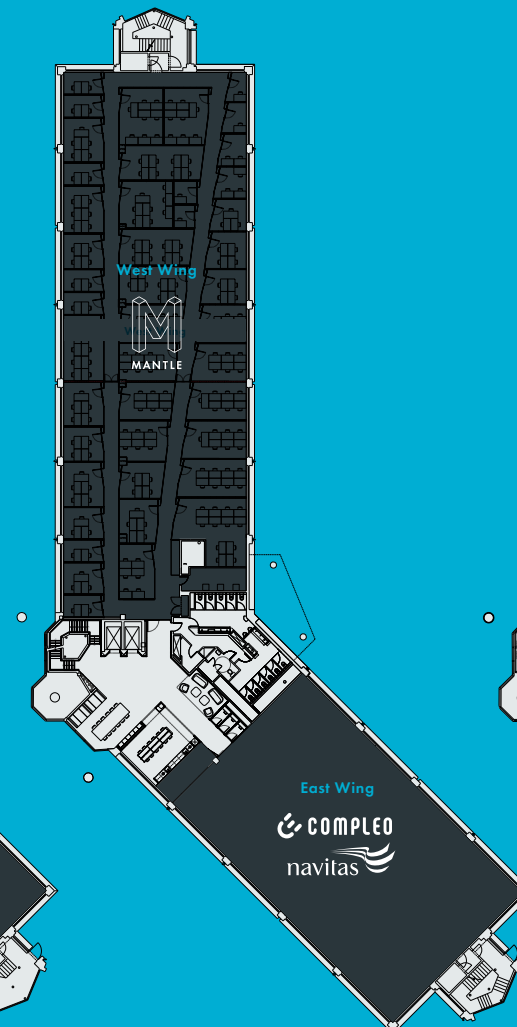
Building Features

- 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 197 cars
- Covered bicycle racks
- 2 x passenger lifts
- High quality shower facilities
- Co-working breakout space available
- EPC B (50) Rating

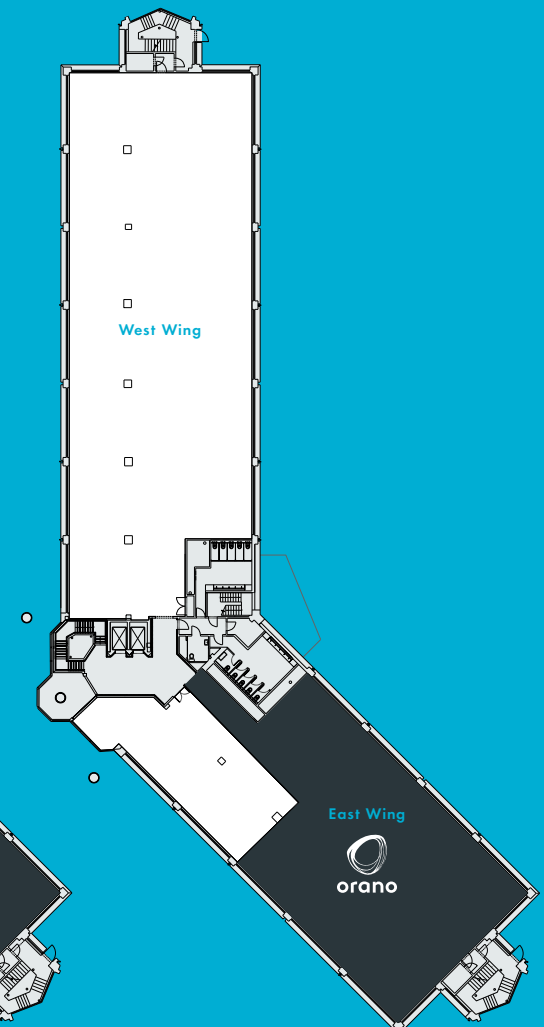
Ground



First



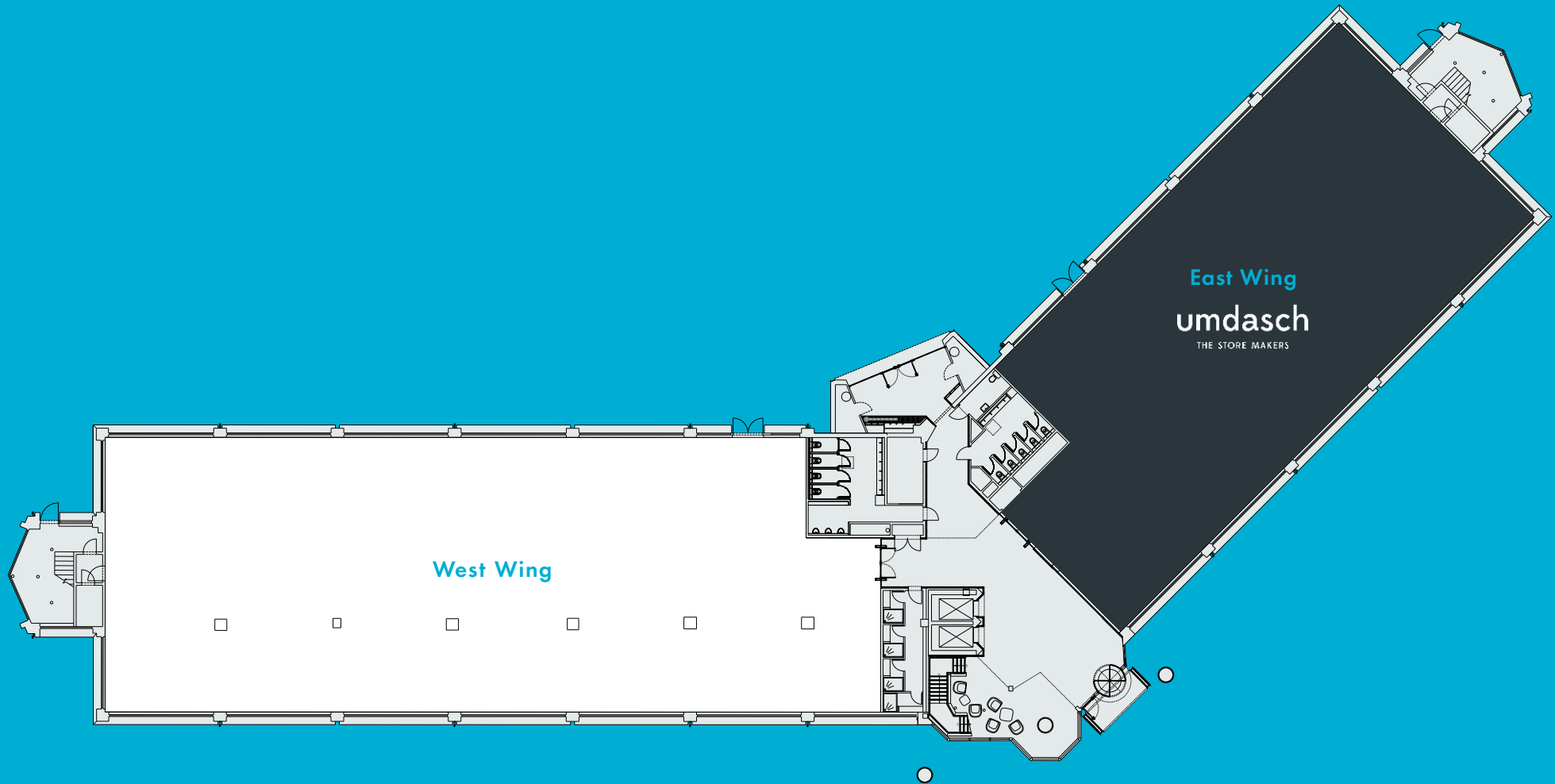
Second



GROUND FLOOR

Ground Floor West Wing
836.74/9,007 (sqm/sqft)

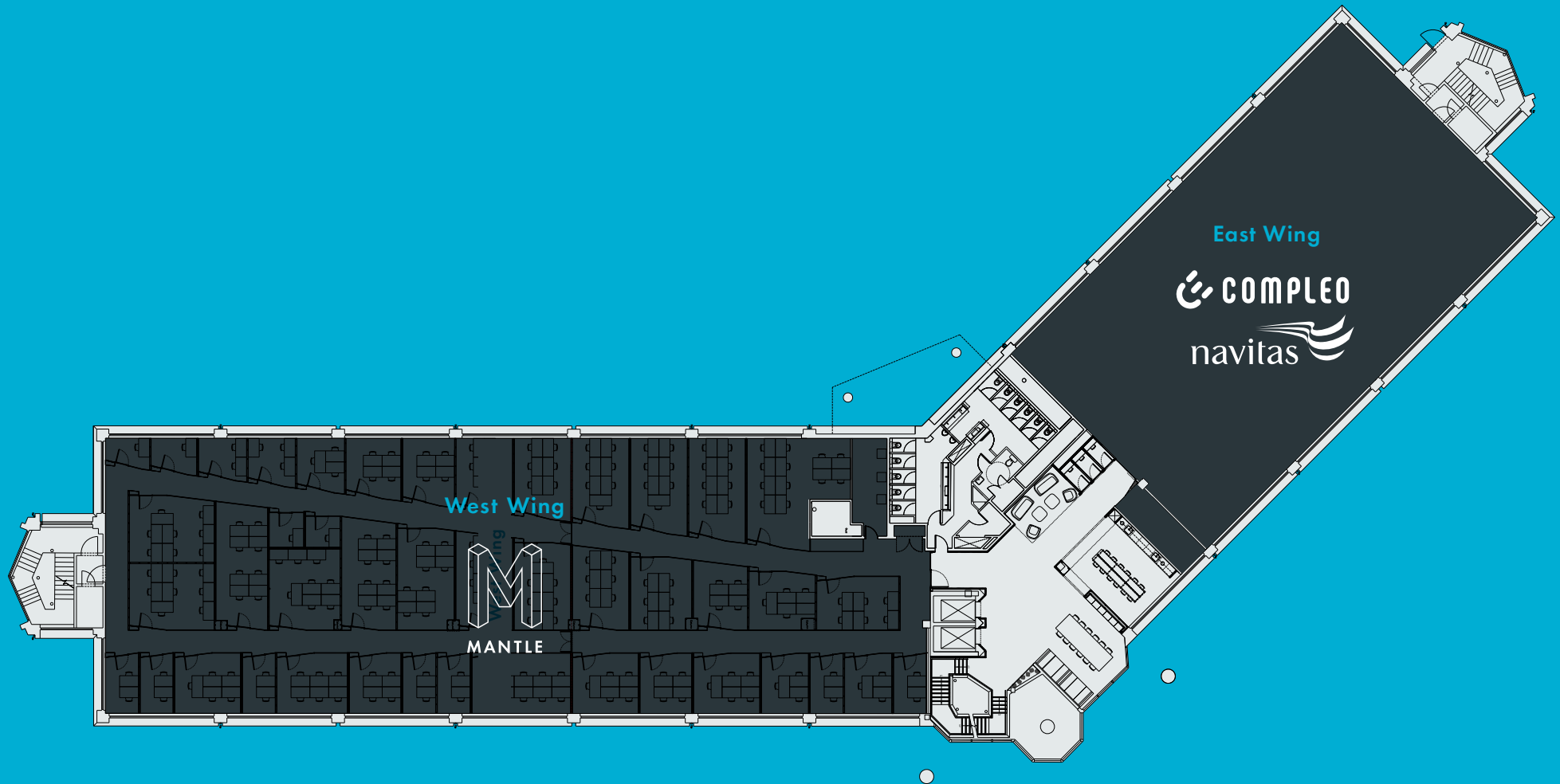
Ground Floor East Wing
Let – Umdasch



FIRST FLOOR

First Floor West Wing
Let – Mantle

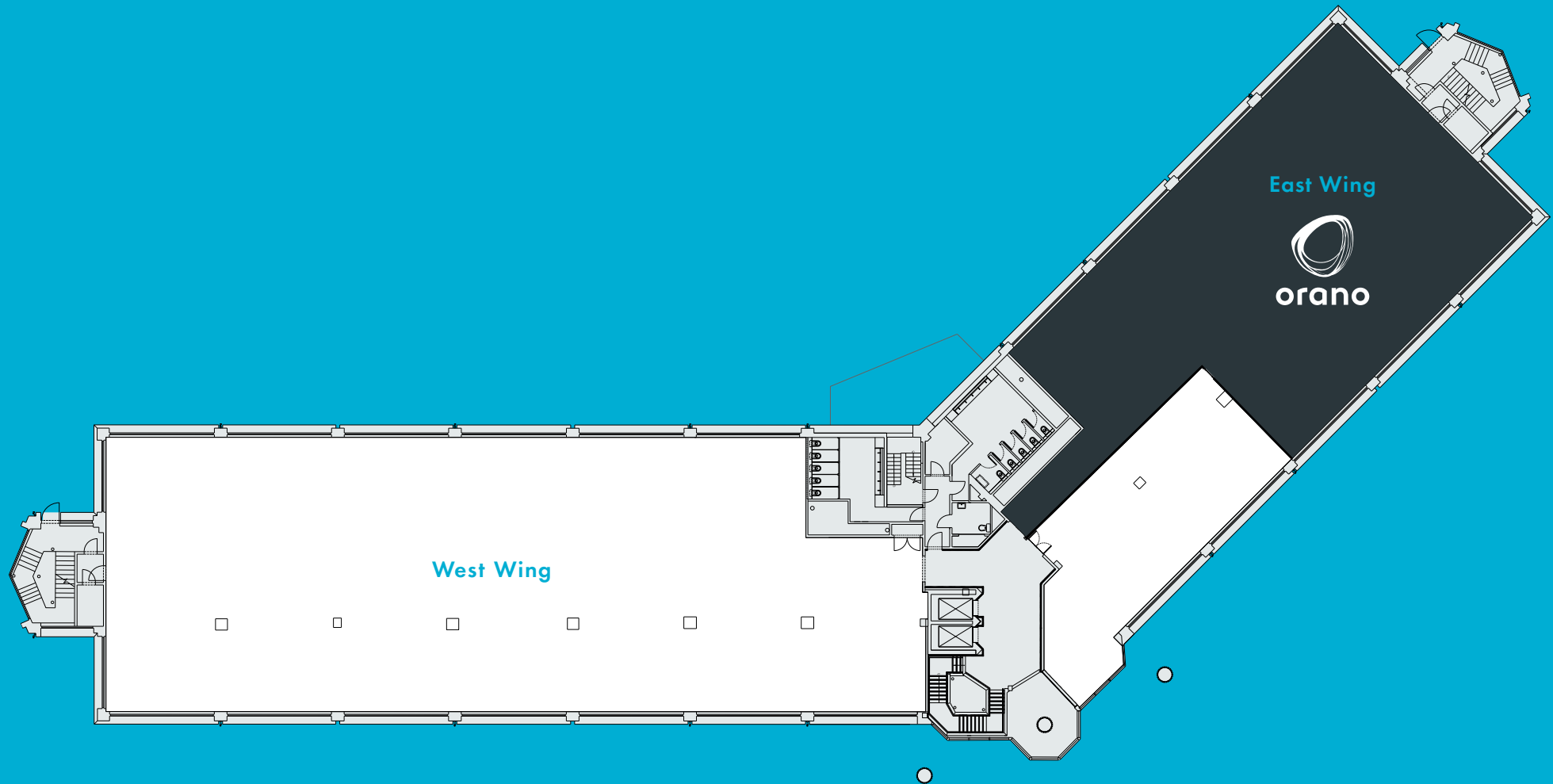
First Floor East Wing
Let – Compleo & Navitas



SECOND FLOOR

Second Floor West Wing
836.74/9,007 (sqm/sqft)

Second Floor East Wing
150/1,615 (sqm/sqft). Remainder let – Orano.



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.







THE
LAMBOURN
ARMSMEN

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

GET IN TOUCH

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Smith
Hampton**

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What 3 Words /// Deploying.electrode.cities
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thelambournabingdon.co.uk