

**Grade II*
Office Building**

TO LET



**26A/28 Ock Street
Abingdon
OX14 5SW**

4,610 SQ FT (428 SQ M)

LOCATION

Abingdon is situated approximately 8 miles south of Oxford and has direct access to the A34 providing links to both the M40 and M4.

The Clock House is situated on the south side of Ock Street virtually opposite its junction with Stratton Way and close to Abingdon town centre.

There is a car park to the rear of the building which is accessed from Winsmore Lane.

DESCRIPTION

This Grade II* Listed building has an impressive entrance hall and staircase, there are a number of different sized offices over three storeys together with a boardroom on the second floor.

- Comfort cooling in part
- Gas central heating
- Kitchen
- Storage
- 7 parking spaces

ACCOMMODATION

The building has a net internal area of approximately 4,610 sq ft (428 sq m).

TENURE

The offices are available on a new effective full repairing and insuring lease for a term to be agreed at a quoting rent of £52,150 per annum exclusive plus VAT.

ESTATE CHARGE

Will be levied in relation to landscaping and maintenance

RATES

2010 - RV: £45,000
2013 / 2014 multiplier: 0.471

EPC

Exempt

LEGAL COSTS

Each party is to bear their own legal costs in respect of this transaction.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

VIEWINGS

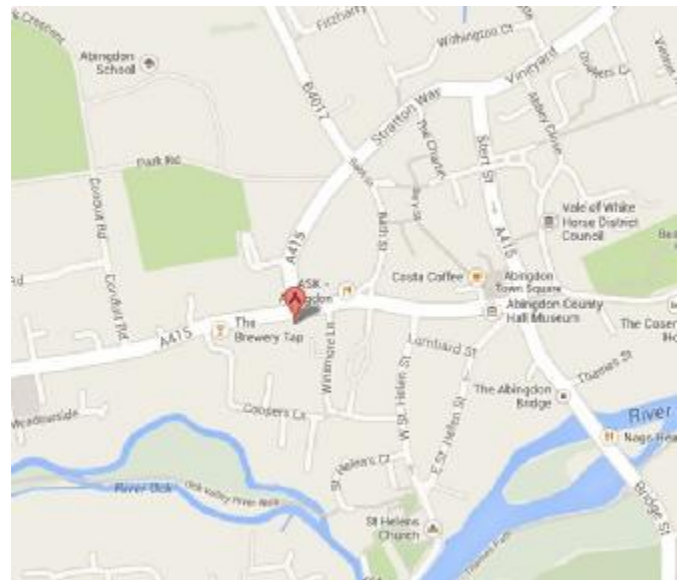
Strictly by appointment with the sole agent:

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SUBJECT TO CONTRACT

NOT TO SCALE

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