

TO
LET



High quality brand new Industrial / Warehouse unit

- 5,144 sq. ft. (478 sq. m.) approximately
- Electric roller shutter loading door
- Insulated steel-clad roof incorporating 10% daylight panels
- 6m internal eaves height
- Ground floor loading of 30kN / sq. m.



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PROPERTY | BUSINESS | PLANNING

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Oak House, 32 Ashby Road,
Towcester, Northamptonshire,
NN12 6PG
Tel: 01327 356140
Towcester@berrys.uk.com



LOCATION

Grange Court Business Park is located on the Abingdon Science Park on the north eastern side of Abingdon.

Access to the park is from Barton Lane which is approximately 1.5 miles from the A34 at its junction with the A4183.

Radley station is located within 2.1 miles providing services to Oxford, Birmingham, Didcot Parkway and London Paddington. A regular bus service runs along Audlett Drive into Abingdon town centre. Local amenities including the adjoining White Horse Leisure Centre and footpath/cycle ways to the town centre.

DESCRIPTION

The property comprises a brand new semi-detached industrial unit built to a high specification and ready for immediate occupation. The unit benefits from the following:

- Internal eaves of 6m
- Electric roller shutter loading door
- Ground floor loading of 30kN / sq m
- Insulated steel-clad roof with 10% daylight panels
- Ground floor disabled WC
- Generous car parking of 1:339 sq. ft.
- Entrance lobby
- First floor offices
- Suspended ceiling
- LED lighting with PIR sensors
- Perimeter trunking

ACCOMMODATION

The property benefits from the following approximate gross internal floor areas:

	Sq. m.	Sq. ft.
Warehouse	415	4,471
First floor office	63	673
Total	478	5,144

TERMS

The property will be available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£50,155 per annum exclusive (equating to £9.75 per sq. ft.)

VAT

All prices are quoted exclusive of VAT which may be chargeable.

SERVICE CHARGE

The estate will be subject to a nominal service charge for the upkeep and maintenance of the common external areas.

BUSINESS RATES

The property is to be assessed for business rates purposes.

LEGAL COSTS

Each party is to bear their own legal and professional costs incurred in the transaction.

VIEWING

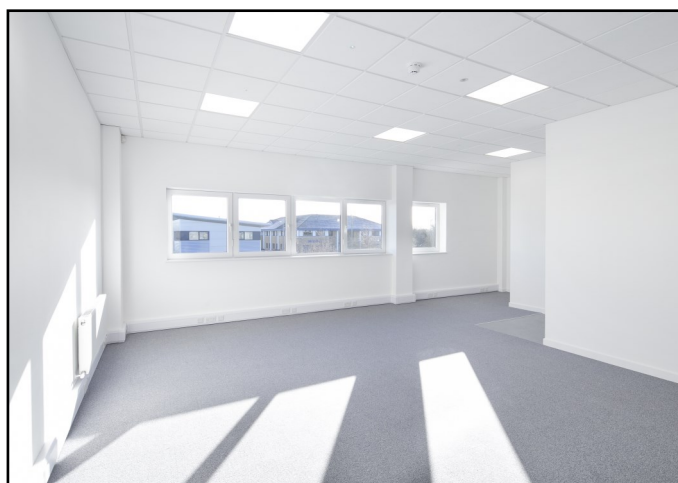
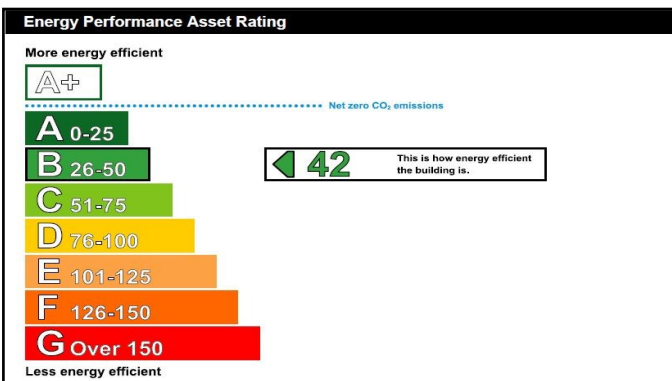
Strictly by appointment via the joint agent Berrys or VSL and partners:

Simon Parsons MRICS

01536 213169 / simon.parsons@berrys.uk.com

Duncan Batty MRICS

01327 356140 / duncan.batty@berrys.uk.com



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