



**Key features:**

- Electric roller shutter loading door
- Insulated steel-clad roof incorporating 10% daylight panels
- 6m internal eaves height
- Ground floor loading of 30kN/sq m

## To Let

5,144 Sq ft (478 Sq m) Approximately

High Quality Brand New Industrial/Warehouse Unit

## LOCATION

Grange Court Business Park is located on the Abingdon Science Park on the north eastern side of Abingdon. The unit is accessed from Barton Lane. The Park is easily accessible from the A34 (1.5 miles) which provides direct access to the M4 and the M40. 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 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
- WC

## ACCOMMODATION

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

	Sq Ft	Sq M
Warehouse	4,471	415
First Floor Office	673	63
<b>Total</b>	<b>5,144</b>	<b>478</b>

## LEASE TERMS

The property will be available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of **£9.75 per sq ft** exclusive.

## BUSINESS RATES

Rateable Value (2017): To be assessed  
2018/19 Multiplier: 0.493  
All rateable values should be verified by the incoming party with the Local Authority. Further information from [www.voa.gov.uk](http://www.voa.gov.uk)

## SERVICE CHARGE

To be confirmed.

## VAT

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

## LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

## VIEWINGS

Strictly by appointment with the sole letting agents:

Duncan May/Tom Barton  
**VSL & Partners**  
22 Bankside  
Kidlington  
Oxford  
OX5 1JE

T: 01865 848488  
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