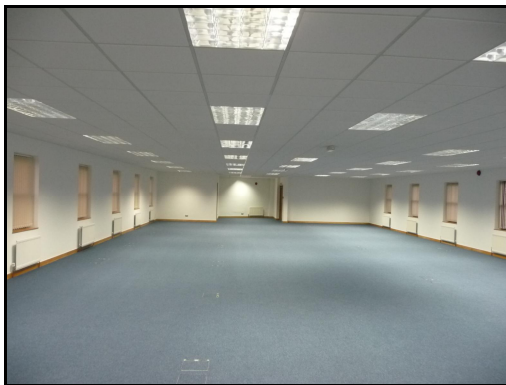


Unit 2  
Avalon House  
Abingdon  
Oxon  
OX14 1TZ



### KEY FEATURES

- Well located just off the A34
- Adjacent to Tesco, Barclays Bank & Four Pillars Hotel
- Refurbished open plan offices
- Flexible lease terms
- Gas central heating
- 15 car parking spaces

### TO LET

First Floor Office Suite

3,254 SQ FT (302.30 SQ M) APPROXIMATELY

## LOCATION

The town of Abingdon is situated approximately 8 miles south of Oxford city centre and to the east of the A34 which links with the M4 (Junction 13) and M40 (Junction 9) motorways. The property is conveniently located close to the A34 Abingdon south junction, immediately adjacent to Tesco, Barclays Bank and the Four Pillars Hotel and Restaurant. The attractive and historic town of Abingdon is approximately one mile distant.

## DESCRIPTION

The property comprises an early 1980's two storey mixed use building of traditional construction. The first floor office is accessed via a shared entrance with stairs leading to an open plan office. The accommodation benefits from the following:

- Suspended ceilings
- New carpets throughout
- 15 dedicated car parking spaces
- Under floor trunking
- Kitchen

Further floors are likely to become available later in the year. Further details upon request.

## ACCOMMODATION

The accommodation comprises **3,254 sq ft (302 sq m)** of open plan office space.

## LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of **£13.50 per sq ft**.

## OUTGOINGS

<b>Business Rates:</b>	2010 RV: £35,750 2012/13 Multiplier: 0.458 <i>All rateable values should be verified with the Local Authority. Further information from <a href="http://www.voa.gov.uk">www.voa.gov.uk</a></i>	<b>Service Charge:</b>	A service charge will be levied to cover the cost of maintenance, upkeep of common parts, heating and any shared services.
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## VAT

The property is not VAT registered and any transaction will NOT therefore be subject to VAT.

## LEGAL COSTS

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

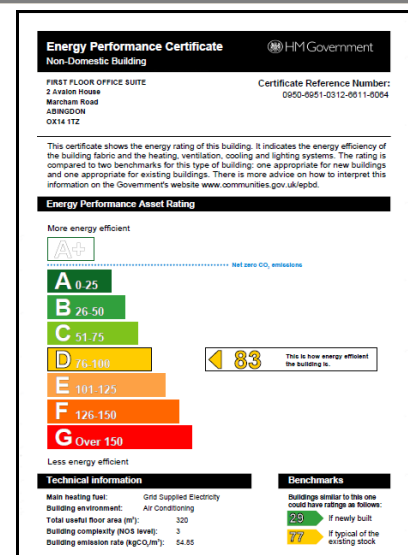
## VIEWINGS

Strictly by appointment with the joint letting agents:-

Tom Barton/Duncan May  
**VSL & Partners**  
22 Bankside  
Kidlington  
Oxford  
OX5 1JE  
T: 01865 848488  
E: [tbarton@vslandp.com](mailto:tbarton@vslandp.com)  
[dmay@vslandp.com](mailto:dmay@vslandp.com)  
W: [www.vslandp.com](http://www.vslandp.com)

Nick Wilkinson  
Carter Jonas  
  
T: 01865 404457  
E: [nick.wilkinson@carterjonas.co.uk](mailto:nick.wilkinson@carterjonas.co.uk)

## ENERGY PERFORMANCE CERTIFICATE



Date: 28-Feb-13

SUBJECT TO CONTRACT

**VSL & Partners Ltd, their clients and any joint agents give notice that:**

- These particulars are set out as a general outline only, for the guidance of intended purchasers and lessees, and do not constitute, nor constitute part of, any offer or contract;
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the accuracy of each of them;
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