

TO LET

Carter Jonas



**UNIT 1 LIBRARY AVENUE
HARWELL
OXFORDSHIRE
OX11 0SG**

**Flexible modern office / R&D accommodation
on established Science Park.**

- 1,894 sq ft (175.95 sq m)
- Self-contained office/R&D accommodation
- Open plan accommodation
- Allocated car parking spaces
- Available October 2018

LOCATION

Unit 1 Library Avenue is situated within the Harwell Science and Innovation Centre, which is also home to the Diamond Synchrotron and Rutherford Appleton Laboratory. There are local amenities on site which include a café, gym, pop up restaurants, post office and mini supermarket.

There are further plans to enhance the site with over 1,000 residential homes with starter homes understood to be offered at a discounted rate to the tenants of Harwell.

Harwell is situated towards the south of the county and accessed just off the A34 dual carriageway by the new slip roads. The A34 connects the M4 and M40 motorways both of which lead to London and further to the South West and Birmingham respectively.

Mainline rail links can otherwise be found in Didcot approximately 5 miles away where trains link to Oxford and Birmingham and also to London.

DESCRIPTION

The property comprises a modern end of terrace business unit arranged over ground and first floors, providing naturally ventilated open plan office accommodation with suspended ceilings and raised flooring, gas central heating and CAT 3 lighting.

Each floor consists of open plan accommodation together with a meeting room on each floor. There WC facilities to ground and first floor with a kitchenette to the rear of the ground floor. The first floor is accessed via a single staircase.

Externally the office has 6 allocated parking spaces plus an overspill car park nearby shared in common with other occupiers.

ACCOMMODATION

The property has the following approximate Net Internal floor Areas:

	Sq M	Sq Ft
Ground floor	86.73	934
First floor	89.21	960
TOTAL	175.95	1,894

TERMS

The property is available by way of a new full repairing & insuring lease on terms to be agreed.

RENT

A rent of £45,500 per annum exclusive is sought for the leasehold interest in this property.

BUSINESS RATES

The 2017/18 list shows a rateable value of £23,500.

Harwell benefits from Enterprise Zone status meaning there is significant rates relief available for tenants up to 100% relief over 5 years.

Interested parties should make their own enquiries with the Vale of White Horse District Council.

VAT

It is understood that VAT is applicable to the rent.

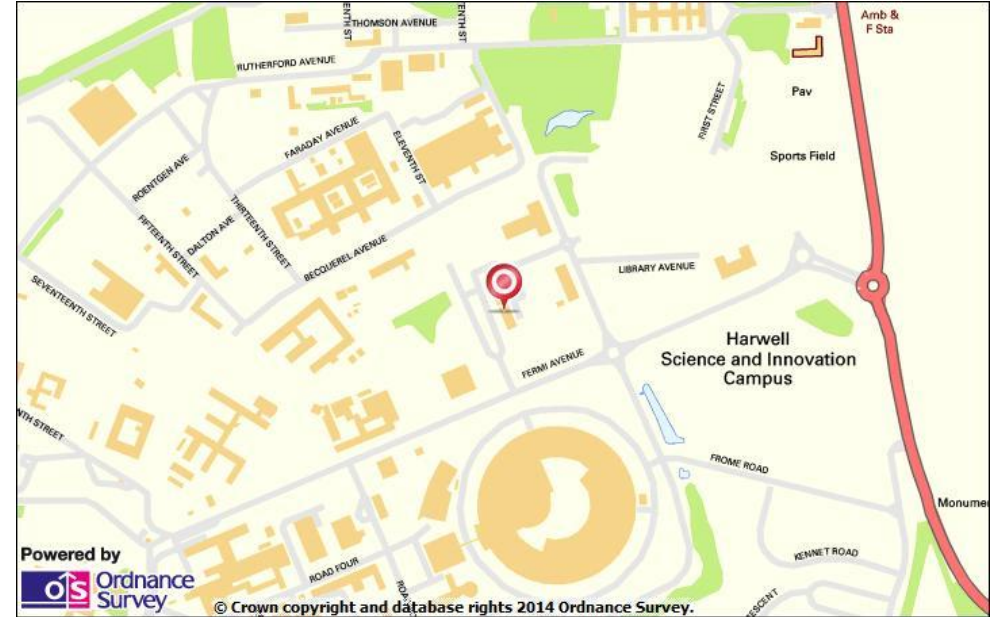
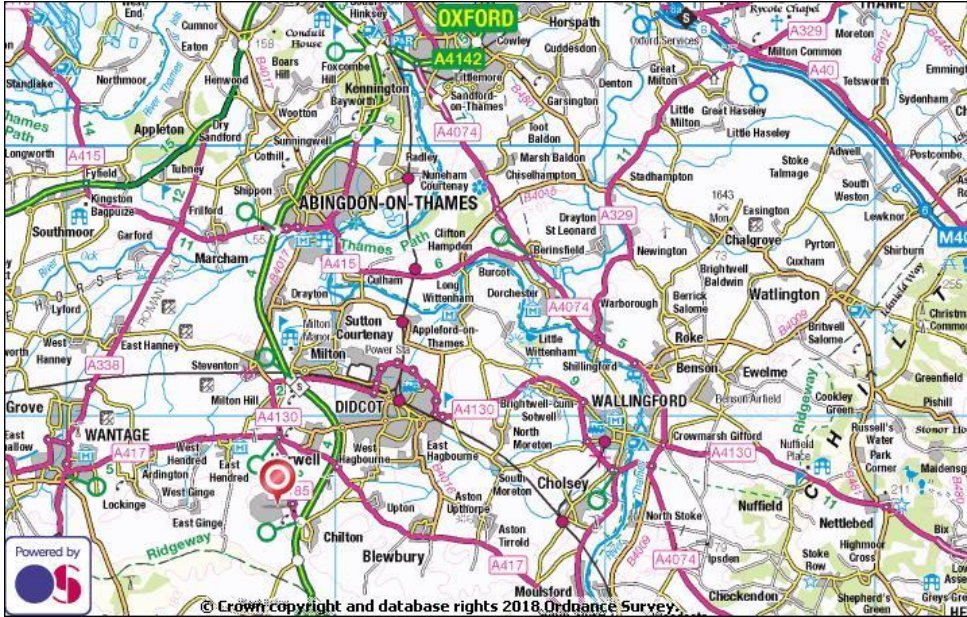
EPC

EPC rating D – further details available on request.

LEGAL COSTS

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

25.07.18



Viewing by appointment, contact

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