BENEDICTS

To Let

12 Harrier Park

Hawksworth, Didcot, OX11 7PL

Small business unit for sale / to let

966 to 2,015 sq ft

(89.74 to 187.20 sq m)

- Modern industrial unit
- First floor mezzanine
- Covered loading bay
- 4 parking spaces
- 3 phase power
- LED Lighting
- Ventilation
- Manual roller shutter door

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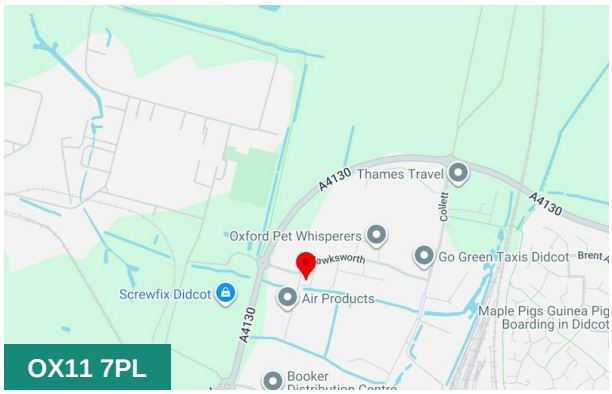
Summary

Available Size	966 to 2,015 sq ft
Rent	£25,000 per annum
Rateable Value	£12,250 Rates payable £451 pa when utilising small business rates relief.
Service Charge	£440 per annum approx
VAT	Not applicable
EPC Rating	E (102)



Location

12 Harrier Park is situated on the established Southmead Industrial Estate in Didcot, Oxfordshire, providing excellent access to local and regional transport links. The property is located just off Hawksworth and close to the A4130, offering convenient connections to the A34, M4 and M40 motorway networks. Didcot Parkway railway station is approximately 1 km away, providing fast and frequent services to Oxford, Reading and London Paddington.

The surrounding area comprises a mix of industrial, trade counter and commercial occupiers within a well-established business environment. Didcot town centre is a short distance away and offers a wide range of amenities.

Description

Harrier Park comprises two terraces of industrial business units constructed in the late 1980's. Unit 12 is a mid terrace commercial space offering two storey warehouse, light industrial or office accommodation accessed via the glazed pedestrian door/reception.

The property benefits from a full mezzanine floor for additional storage/workshop space. The ground floor was most recently used as a commercial kitchen with the mezzanine used for storage.

The unit benefits from recently upgraded electrics, hot water supply and mechanical ventilation. There is a manual roller shutter door with a canopy over the loading bay and 4 car parking spaces in addition. There is a single WC to the rear and LED lighting throughout.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,049	97.46	Under Offer
Mezzanine	966	89.74	Under Offer
Total	**2,015**	**187.20**	

Terms

The property is offered for sale or to let. We invite offers on either basis.

Viewings

By appointment with the sole agents.

Viewing & Further Information

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