



Yard L

Kingston Business Park, Abingdon, OX13 5FE

Secure Open Storage Site on Established Business Park

0.49 Acres
(0.20 Hectares)

- Approx 21,500 sqft (0.49 Acres)
- Concrete and tarmac surface
- Secure perimeter fencing and gated access
- 24/7 Access
- Excellent access to the A420, A415 and A34
- Mechanical plant shown in photos will be removed

Yard L, Kingston Business Park, Abingdon, OX13 5FE

Summary

Available Size	0.49 Acres
Rent	£1.75 per sq ft
Rates Payable	£0.59 per sq ft Each party are to make their own enquires with the local authority with regards to business rates
Rateable Value	£29,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Estate Charge available upon request
EPC Rating	EPC exempt - No building present

Location

The Park sits on the southern edge of Kingston Bagpuize with direct access from the A415, linking Abingdon (6 miles) and Witney. The A420 Oxford (9 miles) to Swindon (20 miles) route runs alongside the village, with the A34 and A40 close by. This gives occupiers fast connections into Oxford, the Science Vale and the wider national motorway network via the M4 and M40.

Description

A rare opportunity to secure a self-contained, open storage site on one of West Oxfordshire’s most established business locations. The site provides approximately 0.49 acres (21,500 sqft) of level, concrete yard, enclosed by palisade fencing with gated access, making it ideally suited to vehicle and plant storage, contractors’ compounds, container storage, materials laydown or logistics yard use, subject to the necessary consents.

Please note the mechanical plant shown in the photos will be removed.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - Open Storage Yard	21,500	1,997.42	Available
Total	21,500	1,997.42	

Terms

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.



Viewing & Further Information



Edward Lifely
01865 883364 | 07464492953
edward@benedicts.co.uk



Sophie Holder
01865883364 | 07587221536
sophie@benedicts.co.uk