BENEDICTS

To Let

13 Harrier Park

Hawksworth, Didcot, OX11 7PL

Attractive business unit to to let

2,864 sq ft
(266.07 sq m)

- Modern industrial unit
- Full height industrial space
- First floor mezzanine in part
- Covered loading bay
- 5 parking spaces
- 3 phase power
- Roller shutter door

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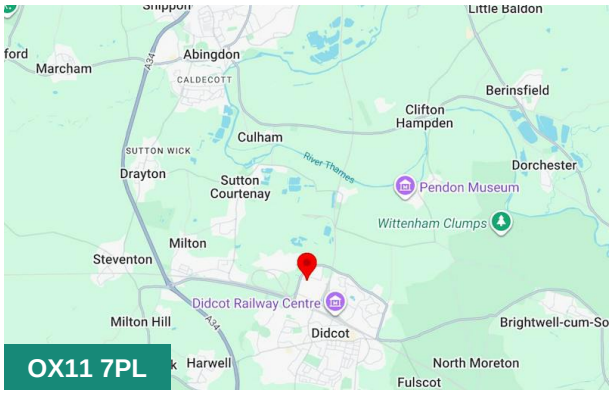
Summary

Available Size	2,864 sq ft
Rent	£28,000 per annum
Rates Payable	£4.46 per sq ft
Rateable Value	£19,350
VAT	Not applicable
Estate Charge	TBC
EPC Rating	E (121)



Location

13 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 and refurbished in 2012. Unit 13 is an end of terrace commercial space in a prominent position at the front of the estate offering two storey warehouse, light industrial and office accommodation.

The ground floor comprises an area of full height storage/workshop space with 2 WCs to the rear. There is an additional pedestrian access door to the side of the unit which leads directly upstairs to the mezzanine.

The property benefits from a mezzanine floor covering approx 37% of the unit for additional storage/office space. The unit also benefits from a pallet gate, 3 phase power and air-conditioning.

There is a manual roller shutter door with a canopy over the loading bay and 5 car parking spaces in addition.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,743	161.93	Available
Ground - Loading Bay	150	13.94	Available
Mezzanine - Offices	839	77.95	Available
Mezzanine - Storage platform	132	12.26	Available
Total	**2,864**	**266.08**	

Terms

The property is offered to let on a new lease on terms to be agreed.

Viewings

By appointment with the sole agents.

Viewing & Further Information

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