



Avalon House

Abingdon, OX14 1TZ

Fully Refurbished Offices In A Strategic Location With Extensive Amenities

3,164 sq ft
(293.95 sq m)

- Fully refurbished offices
- Refurbished shower and WC facilities
- Adjacent hotel with hireable conference facilities
- 15 car parking spaces
- LED lighting
- Strategic location just off the A34

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Summary

Available Size	3,164 sq ft
Rent	£21.50 per sq ft
Business Rates	please enquire
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	B (46)

Location

Situated off the A34, south of Oxford, Abingdon has become one of Oxfordshire's principal commercial locations at the heart of a world class scientific technology hub, offering excellent communications on a local and national level. The town is home to a growing residential population and is expected to undergo further commercial expansion over the coming years.

Within Abingdon itself, the subject premises occupy a strategic position on Marcham Road in close proximity to the A34 and Abingdon's out of town retail and leisure offerings. The property is adjacent to the Hilton Hotel which offers hireable meeting and conference facilities.

Description

Avalon House comprises a brick built, two storey office building under a pitched tiled roof. Internally the property is arranged to provide three separate units.

The available suite is located on the first floor of Unit 2 and provides an open plan office suite with modern specifications, internal partitions and self contained WCs.

Externally the suite benefits from 15 car parking spaces.

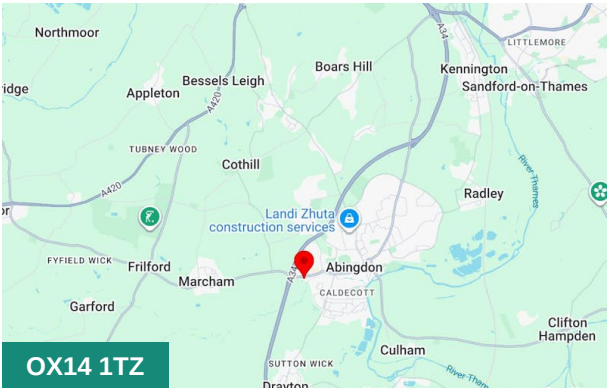
Accommodation

The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m	Availability
Ground - Unit 2	3,154	293.02	Let
1st - Unit 2	3,164	293.95	Available
Total	6,318	586.97	

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



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