BENEDICTS

To Let



Unit C6

Grange Court Business Park, Abingdon, OX14 3NB

Modern Business Unit within an Established Science & Technology Environment

2,006 sq ft
(186.36 sq m)

- Suitable for office, R&D and light industrial uses
- Located within the established Abingdon Science Park
- 3 Phase Electricity
- Height of 3.08m under mezzanine
- Double loading doors
- Solar Panels on roof
- Fitted office with upgraded LED lighting

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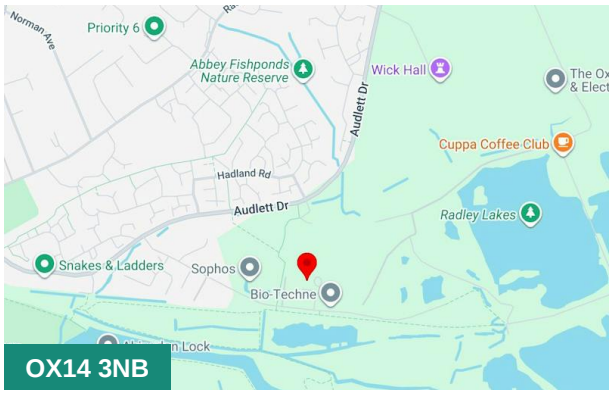
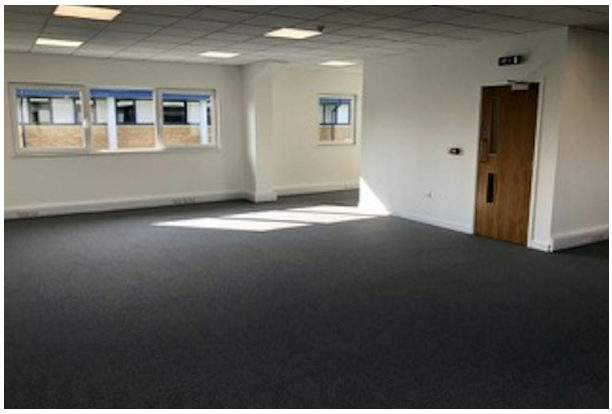
Summary

Available Size	2,006 sq ft
Rent	£35,000 per annum
Rates Payable	£5.22 per sq ft
Rateable Value	£24,250
Estate Charge	£1.89 per sq ft
EPC Rating	B (26)







Location

Grange Court Business Park forms part of the established Abingdon Science Park, located on the north-eastern side of Abingdon. The development occupies an attractive position at the rear of the science park and is adjacent to Barton Fields Nature Reserve. Nearby occupiers include Sophos, OxDevice, Miebach Consulting, T-Cypher Bio and Alethiomics.

The site benefits from excellent accessibility, situated approximately 1.5 miles from the A34 which provides direct links to both the M4 and M40 motorways.

The park is adjacent to The White Horse Leisure & Tennis Centre and there is a cafe on the park within Barton House.

Abingdon Town Centre is located less than one mile away and is accessible via a network of footpaths, cycle routes and regular bus services. Radley railway station is approximately 2.1 miles from the property, providing direct services to Oxford, Didcot Parkway and onward connections to London Paddington.

Description

Unit C6 comprises a modern two-storey business unit extending to approximately 2,006 sq ft, suitable for office, R&D and light industrial uses. The accommodation provides a flexible layout with a fitted entrance lobby leading to a ground floor workshop with fitted cupboards and rear double loading doors and well-presented first floor offices with kitchen, available furnished if desired.

Vacant property shown 2017

Accommodation

The accommodation comprises the following Gross Internal areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,003	93.18	Available
1st - First Floor	1,003	93.18	Available
Total	**2,006**	**186.36**	

Specification

Ground Floor: 3 phase power, floor loading of 30kN/sq m, 3.08m to underside of mezz, double loading doors W 2.39m x H 2.095m, floor and wall mounted storage, wine fridge, gas connection, ground floor disabled WC,

First floor: WC, perimeter power trunking, upgraded LED lighting, carpet flooring, gas radiators, kitchen, furniture available. External: 6 parking spaces, solar panels

Terms

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

Viewing & Further Information



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