



# MOORBROOK

Industrial/ Warehouse Unit | Southmead Industrial Estate,  
Total 10,627 sq ft (987.3 sq m) | Didcot, Oxfordshire, OX11 7HP



## Description

Unit 11 has been comprehensively upgraded. Features include:-

- New overclad roof
- Refurbished two storey office space
- 6m eaves height
- 3 phase power supply
- Male/Female/Disabled WCs

Warehouse	7,861 sq ft (730.3 sq m)
Ground floor office	1,411 sq ft (131.1 sq m)
First floor office	1,355 sq ft (125.9 sq m)
<b>Total</b>	<b>10,627 sq ft (987.3 sq m)</b>

## Lease Terms

Available upon request.

## Outgoings

There is a service charge levied in connection with the maintenance of common parts. For full details contact the joint agents.

The current 2017 rateable value is £60,000.

## Services

We understand that mains electricity, gas, water and drainage are connected to the units.

## EPC

Energy Performance Asset Rating: D76

## Location

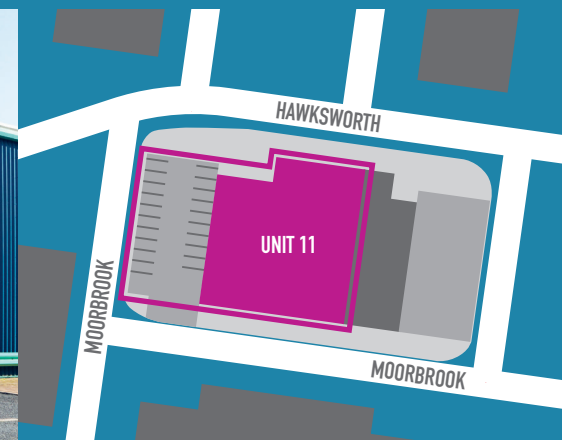
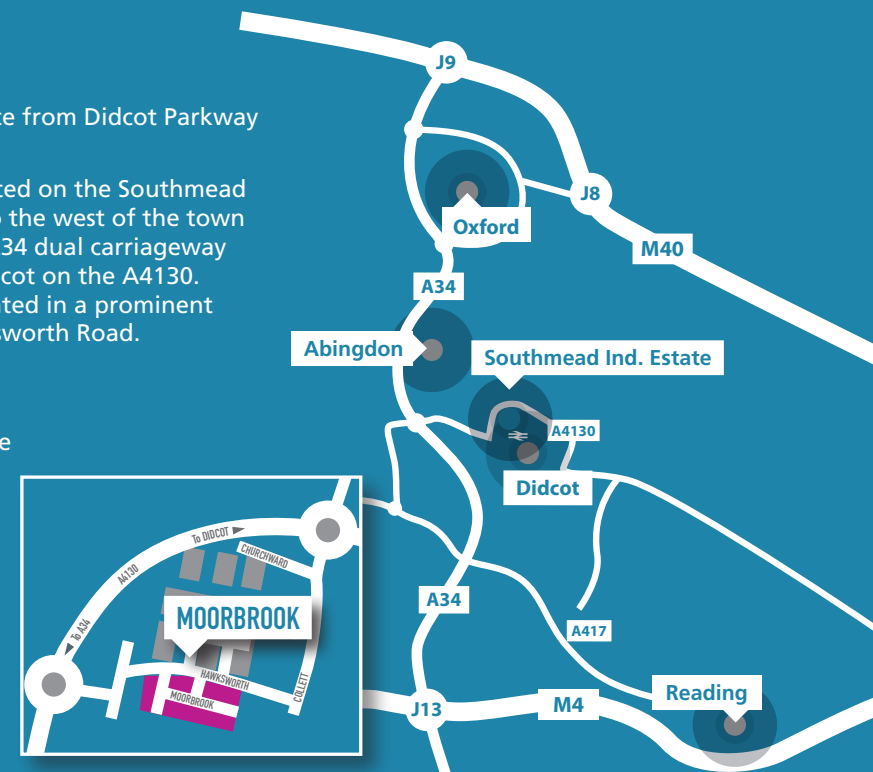
Didcot is located close to the A34 dual carriageway, which provides direct access to the M4 and M40. The town also has an

excellent rail service from Didcot Parkway Station.

Moorbrook is located on the Southmead Industrial Estate to the west of the town centre. From the A34 dual carriageway follow signs to Didcot on the A4130. Moorbrook is situated in a prominent position off Hawksworth Road.

## VAT

VAT will be payable on the rent and service charge.



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A 4th Industrial Property