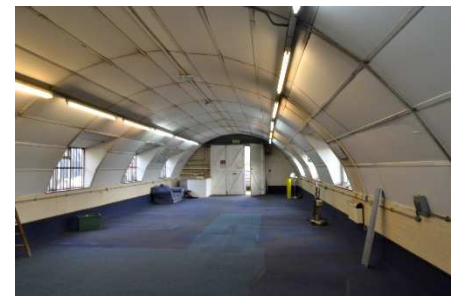


UNIT 133, CULHAM No.1 SITE, ABINGDON OX14 3DB

Industrial / warehouse

1,321 sq ft (122.7 sq m)



- Industrial / storage unit
- Folding door access 2.71m high by 2.74m wide
- Fluorescent lighting
- Staff welfare – WC, shower
- UPVC double glazed windows
- Available immediately on flexible lease terms

UNIT 133, CULHAM No.1 SITE, ABINGDON OX14 3DB

Description

The property comprises a semi-detached industrial unit of steel frame construction with single skin cladding lined internally. It has until recently been used as a gym. The premises provide an open workshop/storage area with ancillary staff welfare facilities and allocated parking.

The property has the following features:

- Warehouse/workshop
- Loading door access 2.71m high by 2.74m wide
- Strip lighting
- Small power
- Good natural light with UPVC double-glazed fenestration either side

Location

The **Culham No.1 Site** is situated just to the east of Abingdon adjacent to both the Culham Science Centre and the A415. The site provides easy access to the A34 either via Abingdon southbound to the M4 via the Oxford ring road north providing access to the M40 at Junction 9.



EPC

To be uploaded to www.parkerparr.com when available.

Accommodation

The unit has the following approximate gross internal floor areas:

	sq ft	sq m
Single storey industrial unit	1,321	122.7
Total	1,321	122.7

Terms

The unit is available on a new lease for a term of three to five years outside the Act with a mutual break clause at any time on 6 months' prior notice.

Rent

On application or via www.parkerparr.com

Business Rates

2019 RV: £5,100

2018/19 UBR Small Business Multiplier: 0.48

Interested parties are advised to independently verify their potential liability for Business Rates direct with the rating authority.

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal fees incurred in this transaction.

Viewings

Strictly by prior appointment with sole letting agents:

Parker Parr T:01235 862 826
Tim Parr E: tparr@parkerparr.com

Draft details updated February 2019