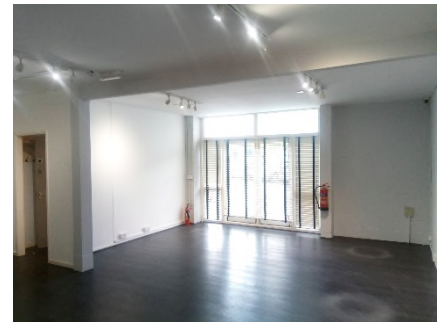


24 THE NURSERY, SUTTON COURTENAY, OX14 4UA

Modern B1 Studio/Office space

916 sq ft (85.1 sq m)



- A self contained two storey B1 business unit
- Contemporary accommodation with good natural light
- Toilet facilities to each floor plus modern kitchenette
- Popular village location
- Convenient for Didcot Parkway railway station & A34
- Available on new lease

24 THE NURSERY, SUTTON COURTENAY, OX14 4UA

Description

The property comprises a two storey mid-terraced business unit in a 'courtyard' development. Features include:

- Laminate flooring
- Spot lighting on tracks
- Double doors to front & separate personnel entrance
- Toilets to each floor
- Modern kitchen facility
- Open plan plus separate office/meeting room
- Presently unheated but metered for electric & gas
- Security alarm

Location

Sutton Courtenay is an attractive village located approximately 7 miles south of Oxford, 3 miles south of Abingdon and 3 miles north-west of Didcot. The A34 dual carriageway provides northbound access to Oxford and the M40 (J9), and southbound to Newbury and M4 (J13). There is a fast and frequent service into Reading / London Paddington from Didcot Parkway railway station.

Sutton Courtenay is within easy range of local business parks & science communities, notably Milton Park and Harwell Campus. The Nursery is accessed from High Street and is home to a cluster of businesses and Matrix music school.



EPC

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

Accommodation

The unit has the following approximate net internal floor areas:

	sq ft	sq m
Ground Floor	452	42.0
First Floor	464*	43.1*
Total	916	85.1

* Includes approximately 63 sq ft (5.85 sq m) of restricted height at first floor.

Terms

The units are available on a new effective full repairing and insuring lease for terms to be agreed and are subject to availability.

Rent

On application or via www.parkerparr.com

Business Rates

RV: £7,600

2019/20 UBR Multiplier: £0.491

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 the sole letting agents, Parker Parr

Tim Parr

DDI: 01235 376033

E: tparr@parkerparr.com

Draft details October 2019