

25 Nuffield Centrum, Abingdon, OX14 1RL

Industrial/Warehouse Unit

11,433 sq ft (1,062 sq m)



- To be fully refurbished - available late 2019 / early 2020
- Two loading doors
- Self contained yard (potential to be secure)
- Eaves height 5.4m
- 20 car parking spaces plus loading
- Two storey office accommodation

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Description

The property comprises an end of terrace industrial warehouse unit constructed of steel portal frame with brick and sheet metal cladding elevations under a pitched roof. The unit has the following features:

- Self-contained yard
- Yard has potential to be fenced
- 20 car parking spaces
- Three phase power supply
- Two loading doors
- Eaves height 5.4m
- Two storey accommodation
- To be fully refurbished

Location

Abingdon is located 6 miles to the south of Oxford adjacent to the A34 trunk road which gives excellent dual carriageway access to both the M40 (J9) and M4 (J13) motorways to the north and south respectively. Abingdon has a strong commercial centre with the subject property within the midst of the primary industrial and trade area.

EPC

The property has an EPC assessment of C(71) under Certificate Ref: 9628-3036-0273-0300-6601.

Accommodation

The unit has the following approximate gross internal floor areas:

	sq ft	sq m
Warehouse	8,163	758
Ground Floor Offices	1,635	152
First Floor Offices	1,635	152
Total	11,433	1,062

Lease terms

The property will be available on a new full repairing and insuring lease for term to be agreed at a quoting rent of £8.95 per sq ft per annum exclusive.

Service charge

A service charge is payable in respect of common facilities, further details upon application.

Business Rates

2017 RV: £67,500

2019/20 UBR Multiplier: £0.504

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 costs in respect of this transaction.

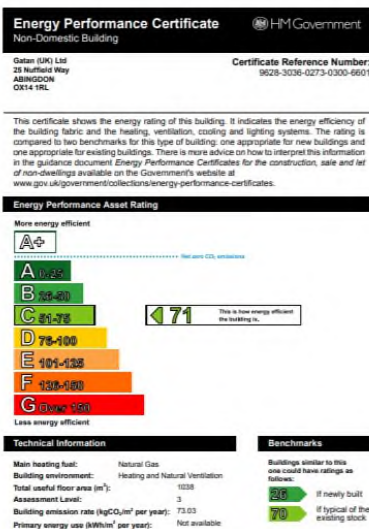
Viewings

Strictly by prior appointment with the letting agents:

Parker Parr T:01235 376033
Tim Parr E: tparr@parkerparr.com

VSL T: 01865 848488
Duncan May E: dmay@vslandp.com

Draft details September 2019



Full certificate may be downloaded at www.parkerparr.com