

TO LET



THE QUADRANT
ABINGDON SCIENCE PARK
ABINGDON
OX14 3YS

Flexible business / R&D accommodation

- From 1, 013 to 8,610 sq ft (94.15 to 800 sq.m)
- 51,000 sq ft let/committed to in 14 months
- Refurbishment programme undertaken
- Tailored building finishes available
- Suitable for lab / R&D use

LOCATION

Abingdon is situated about 10 miles south of Oxford and to the east of the A34 trunk road.

Abingdon Science Park is to the east of the town centre, off Barton Lane, with access onto the A34 approx 2.4 miles to the north. The Quadrant is situated at the front of the Park, within easy walking distance to the town centre, adjoining White Horse Leisure Centre and nearby riverside walks.

Local train services are available at Culham and Radley, with Didcot Parkway mainline railway being approx 8.6 miles to the south.

DESCRIPTION

The Quadrant development is a modern business scheme arranged in 4 blocks within an attractive landscaped environment. Each building is arranged over two floors with its own self-contained entrance.

Originally constructed for R&D occupation, with good floor to ceiling heights and solid floors, the buildings lend themselves to both office and R&D use. The layout of the scheme allows for both vertical and horizontal division.

Externally each building has adjoining onsite parking.

ACCOMMODATION

The following units are currently available;

	Sq Ft	Sq M
Unit 28 Grd Flr	1,013	94.15
Unit 29	4,405	409.2
Unit 30	4,205	390

Areas shown are approximate net internal areas.

REFURBISHMENT PROGRAMME

A comprehensive refurbishment programme is underway at The Quadrant, including the enhancement to the Park's signage and built environment.

Each unit is offered in a fully refurbished state, either undertaken or planned, with the following general specification:

- New ceiling, lighting and combined heating/cooling systems
- Comprehensively refurbished with new carpets and decorations

Subject to future availability on the Park and terms the landlords can tailor specifications to meet individual occupier requirements.

TERMS

The premises are available on new full repairing and insuring terms at a rental based on £16.95 psf, exclusive of VAT, all other outgoings and business rates.

A service charge will be levied, details of which are available on application.

Note that quoting terms assume the completion of a base refurbishment package, with a higher level of works available, subject to terms.

VAT

VAT is applicable to the rent.

WEBSITE

<https://thequadrant.space/>

30.07.19



Reproduced from the Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright 2016. Carter Jonas LLP ES100021719



Viewing strictly via the joint agents:

Carter Jonas
01865 517000
 carterjonas.co.uk/commercial

CARTER JONAS

Jon Silversides MRICS

Jon.silversides@carterjonas.co.uk

Tel: 01865 404458

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

Robert Gibbons MRICS

Robert.gibbons@carterjonas.co.uk

Tel: 01865 404426

parkerparr
01235 862826
 www.parkerparr.com

PARKER PARR

Tim Parr MRICS

tparr@parkerparr.com

Tel: 01235 376033

99 Park Drive, Milton Park, Abingdon, OX14 4RS

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas and their joint agents Parker Parr have made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Carter Jonas and Parker Parr have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP, Parker Parr, nor anyone in their employment or acting on their behalf make any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.