

2A DIDCOT PARK
Churchward
Southmead
Didcot

Sat Nav: OX11 7HB

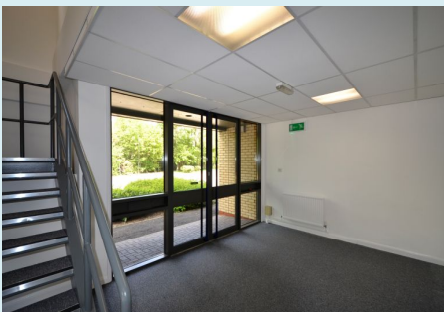
2A

Warehouse / Production Unit

17,771 sq ft (1,650.9 sq m)



- Refurbished 2015
- High quality offices
- Covered loading bay
- On-site parking
- Good access A34 (M4/M40)



For further information:

Tim Parr
Parker Parr
T: 01235 862826
E: tparr@parkerparr.com



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Description

The property comprises a warehouse/industrial building of steel portal frame construction.

- Minimum eaves height approximately 6.2m
- Two loading doors
- Centrally heated first floor offices
- Undercroft with windows to front. Potential for tenant's fit-out as additional offices, showroom, packing area, etc
- Staff welfare facilities
- Parking and loading access

Accommodation

The property has the following approximate gross internal floor area:

	sq ft	sq m
Warehouse/production	13,096	1,216.6
Undercroft	1,539	143.0
Covered loading bay	728	67.6
Ground floor offices	445	41.3
First floor offices	1,963	182.4
Total	17,771	1,650.9

Location

Didcot Park is a modern industrial estate of 10 units located in Churchward on Southmead Industrial Park, just off the A4130. It is less than 3 miles from the A34 dual carriageway. This established employment location provides easy access to both the M4 (J13) and M40 (J8/9) motorways providing swift connections to the south coast ports, the Midlands, London and the South West.

Didcot Parkway station provides a fast rail service to Reading, London Paddington, Bristol & South Wales.

A link to the location is available at www.parkerparr.com

Lease Terms

The property is offered on a new full repairing and insuring lease for a term to be agreed.

Rent

On application.

Service charge

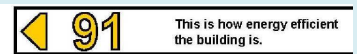
An estate service charge will be payable to cover maintenance of common services such as landscaping and estate roads. Further details on application.

Business Rates

Interested parties are advised to contact the Business Rates department of South Oxfordshire District Council (01491 823000).

EPC

Certificate ref no: 9290-2042-0388-4311-3040 is available for download at www.parkerparr.com



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

By prior appointment with the sole letting agents:

Parker Parr

Tim Parr

T : 01235 862826 / DDI : 01235 432733

E : tparr@parkerparr.com

DRAFT Preliminary details – 06. 2015 SUBJECT TO CONTRACT

Important notice: all premises are offered subject to contract and availability. These particulars are issued without responsibility on the part of Parker Parr, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitutes part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves to any matter concerning the premises by inspection, independent advice or otherwise. Neither Parker Parr nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.

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