

property to let

## Unit 39 - 41 Nuffield Centrum, Abingdon OX14 1RL

Two Warehouse/Production Units totalling 20,354 sq ft (1,890 sq m)



**TO BE REFURBISHED – PRELIMINARY DETAILS**

- An opportunity for a detached Warehouse/Industrial unit
- Prominent location in established business area
- Self contained yard with potential to be secured
- 5m eaves height
- Double loading doors
- Two storey offices



# Unit 39 - 41 Nuffield Centrum, Abingdon OX14 1RL

## Description

Unit 39/41 comprises a detached warehouse/ industrial unit of steel portal frame construction with part brick and profile metal sheet cladding elevations under a pitched clad roof set within its own site. The unit provides good quality offices over two floors fronting Nuffield Way with ancillary warehouse/ industrial space.

Features include:

- Ground & first floor offices
- Car parking to the front of the unit
- Male & female toilet facilities
- Self contained yard with potential to be secured
- Double loading door access

## Location

Unit 39/41 is situated on Nuffield Centrum, Nuffield Way, which is a short distance from the Abingdon south junction (the Marcham interchange) of the A34 dual carriageway to the west of Abingdon town centre.

The A34 provides access to the M4 at Junction 13 and to the M40 motorway at Junction 9. The property is located approximately 6 miles south of the Oxford ring road.

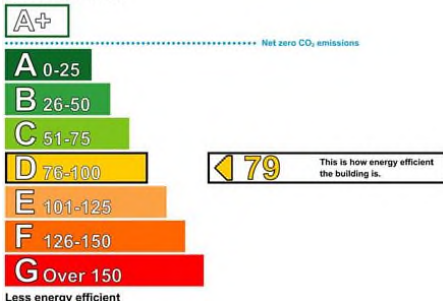


## EPC

Certificate reference no: 0680-0434-0939-8792-2096.

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Less energy efficient

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## Accommodation

The property comprises two adjoining warehouse units that are currently linked to provide a single large unit on a self contained site. The approximate gross internal areas equates to 20,354 sq ft (1,890 sq m).

*N.B These areas are subject to re-measurement following refurbishment of the building.*

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a quoting rent of £7.50 per sq ft per annum exclusive.

## Service Charge

We understand that the current service charge is approximately £0.30 per sq ft plus VAT. Details on request.

## Business Rates

2010 Rateable Value: £100,000. The Standard Uniform Business Rate multiplier for 2015/16 is 0.493. All rateable values should be verified by the ingoing party with the Local Authority. Further information from [www.voa.gov.uk](http://www.voa.gov.uk)

## 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 joint letting agents:

**Parker Parr** Tim Parr

T: 01235 862826

E: [tparr@parkerparr.com](mailto:tparr@parkerparr.com)

**VSL** Tom Barton

T: 01865 848488

E: [tbarton@vslandp.com](mailto:tbarton@vslandp.com)

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