



3B

## 3B Didcot Park

Churchward, Southmead,  
Didcot OX11 7HB

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**TO LET**

Refurbished Warehouse /  
Production Unit  
11,614 sq ft (1,079 sq m)

m|seven  
REAL ESTATE

DIDCOT PARK



## Property highlights

- Comprehensively refurbished 2018
- Modern warehouse / production unit
- Covered loading bay
- Good quality offices
- Eaves height 6.0m approximately

## Description

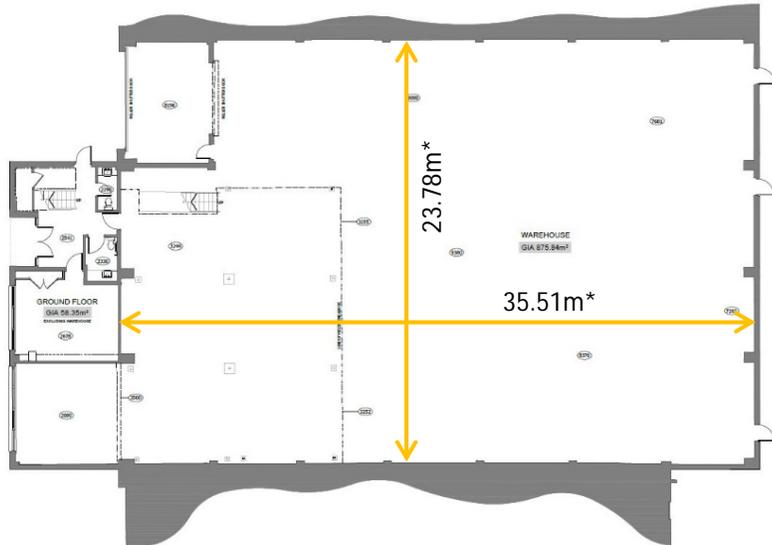
Didcot Park provides an attractive well maintained working environment on the established Southmead Industrial Estate. 3B Didcot Park is a prominent mid-terraced building that has recently undergone comprehensive refurbishment. The unit is of modern construction with good clear working height and internal two storey offices.

Features include:

- 3 phase power
- Separate male and female toilets on both floor
- On site parking
- LED lighting to warehouse and offices
- Full height roller shutter

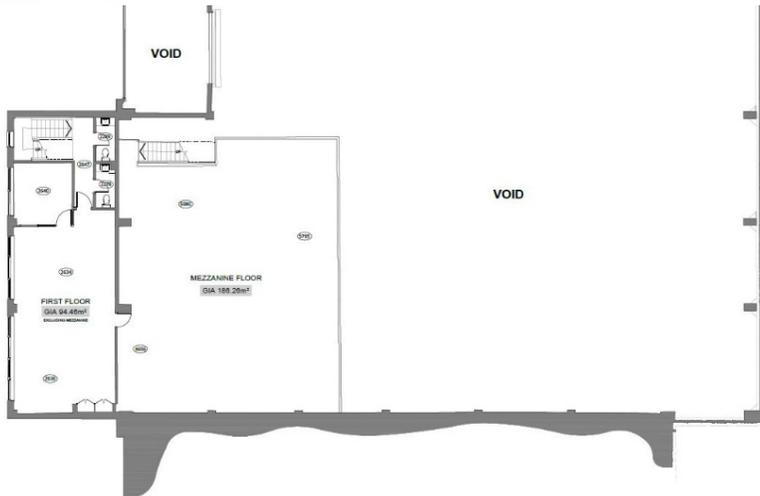


# Floor Plans



Ground Floor

GROUND FLOOR PLAN  
SCALE @ 1:100



First Floor

FIRST FLOOR AND MEZZANINE PLAN  
SCALE @ 1:100

\* All dimensions are approximate

## EPC

The building has an EPC rating of "C53"

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

53 This is how energy efficient the building is.



## Location

Located less than 3 miles from the A34 (Milton Interchange) providing access to Oxford and both the M40 and M4. Prominently located on the edge of Southmead Park within Science Vale with convenient access to Didcot Parkway railway.

The A34 provides direct access to the M4 at Junction 13 and the M40 motorway at Junction 9.



## Accommodation

Unit 3B has the following approximate gross internal floor areas:

	Sq ft	Sq m
Warehouse	9,074	843
Grd Floor & First Floor offices	2,088	194
Covered loading bay	452	42
<b>TOTAL</b>	<b>11,614</b>	<b>1,079</b>

## Terms

Unit 3B is available on a new full repairing and insuring lease for a term to be agreed.

## Rent

£85,000 per annum exclusive.

## Service Charge

An estate service charge will apply.

## Business Rates

2017 RV: £64,000

2018/19 UBR Multiplier: £0.493

Interested parties are advised to independently verify their potential business rates 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 transition

## Viewings

By prior appointment with the letting agents:

Tim Parr  
Parker Parr  
D: 01235 376 033  
E: [tparr@parkerparr.com](mailto:tparr@parkerparr.com)



Duncan May  
VSL  
T: 01865 848 488  
E: [dmay@vslandp.com](mailto:dmay@vslandp.com)

