

To Let
Refurbished Warehouse

CBRE

4B Didcot Park Southmead Didcot OX11 7HB

17,084 Sq Ft (1,587 Sq M) Approx



4B Didcot Park Southmead Didcot OX11 7HB

Location

Didcot Park is located less than 3 miles from the A34 (Milton Interchange). The A34 provides direct access to Oxford, the M4 at Junction 13 and the M40 motorway at Junction 9. The Unit is prominently located on the edge of Southmead Park within Science Vale with convenient access to Didcot Parkway railway.

Description

Didcot Park provides an attractive well maintained working environment on the established Southmead Industrial Estate. 4B Didcot Park is a prominent semi-detached unit of modern construction with good clear working height and internal two storey offices. Features include:-

- Excellent natural light with triple fenestration
- Two 5m loading doors under canopy
- Centrally heated offices with dimmable LED lighting
- 25% offices over two floors
- Over-roof incorporating rooflights

The property has B8 consent and is therefore suitable for storage/distribution uses. Other uses available, subject to planning.

Accommodation

The unit comprises the approximate following gross internal areas:-

Accommodation	Sq Ft	Sq M
Office / Warehouse	17,048	1,583.7
Total	17,048	1583.7

Outgoings

Rent	Rates	Estate Service Charge	EPC
Price on Application.	£134,000	Details available upon application.	C (73)

Joel Boateng

E: Joel.Boateng@cbre.com

T: 07386 655958

Tom Barton

E: Tom.Barton@cbre.com

T: 07817 033078

Tim Parr

E: Tparr@parkerparr.com

T: 01235 862826

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

