

To Let
Refurbished Warehouse



CBRE

4B Didcot Park Southmead Didcot OX11 7HB

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



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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:-

	Sq Ft	Sq M
Office / Warehouse	17,084	1,587.1
Total	17,084	1587.1

Outgoings

	Rates	Estate Service Charge	EPC
The property is available by way of a new full repairing and insuring lease at a quoting rent at £11.50 per sq ft.	£134,000	Details available upon application.	C (73)

Tim Parr
E: tparr@parkerparr.com
T: 07714 690430

Tom Barton
E: Tom.Barton@cbre.com
T: 07817 033078

Polina Sjomina
E: Polina.Sjomina@cbre.com
T: 07826 933201

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