

ONE

Building One, Wyndyke Furlong
Abingdon Business Park, Abingdon, OX14 1UQ

▶ **Second Floor Offices To Let**

▶ **8,883 sq ft (825.2 sq m approx)**



- Air conditioning
- LED lighting
- 8 person lift
- 35 No. car spaces
- Gigaclear ultrafast broadband on site
- Attended reception
- Use of shower rooms
- Covered cycle racks

▶ " An outstanding working environment "

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▶ Description

Building One is a visually imposing headquarters building let on a long term lease to Gigaclear PLC and occupying a secure and self-contained site of 1.80 acre. The building has a north facing full height glazed façade with an atrium extending along the length of the main office area providing excellent natural light.

The second floor offices enjoy lofty views and are configured as open plan offices with separate cellular offices / meeting rooms. In addition, the new occupier can have either exclusive or shared use of the feature circular board room in the "tower", subject to their requirements.

There are male, female and disabled WC's on each floor and shower rooms and locker facilities on the ground floor.

▶ Specification

The accommodation is fitted out to a high standard to include:

- Four pipe fan coil air conditioning
- Flat panel ceiling with recessed LED lighting
- Full access raised floor (floor boxes)
- Open plan, meeting rooms and cellular offices

▶ Location

Located on Abingdon Business Park. Good access to A34 Marcham junction for M4, Oxford & M40. Rail connections to London are from Didcot Parkway (rail journey 45 minutes) and Oxford Parkway (1 hour).



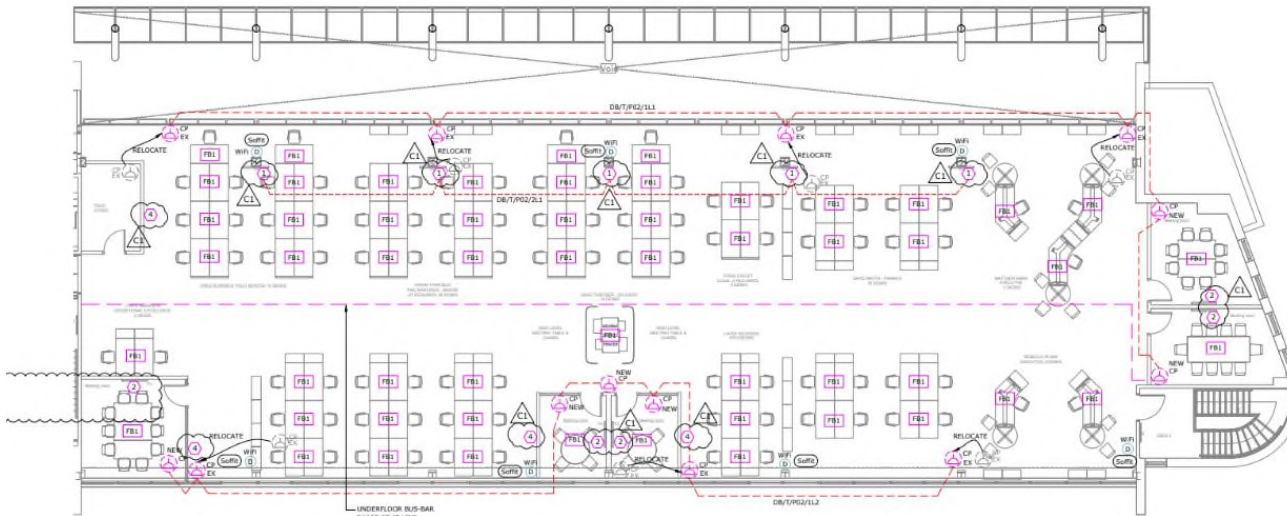
▶ " Excellent natural light "

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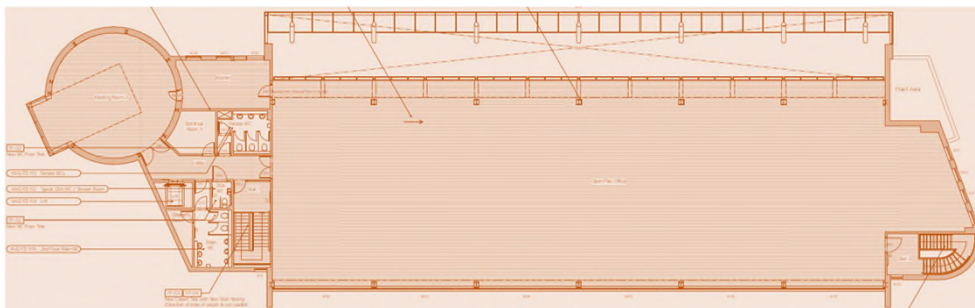
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▶ Second floor plan – As fitted out



▶ Indicative Floor Plan of Second Floor



▶ “ Adaptable to suit new occupier ”

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Accommodation

Building One is understood to comprise approximately 28,600 sq ft (2,656 sq m), arranged over three floors.

The Second Floor is offered on a new sub-lease and comprises the following approximate floor area.

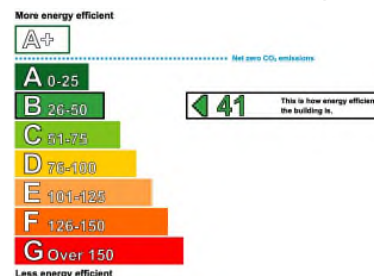
| Second Floor | sq ft | sq m |
|----------------|--------------|--------------|
| Offices | 7,848 | 729.1 |
| Kitchen * | 259 | 24.0 |
| Meeting room * | 776 | 72.1 |
| Total | 8,883 | 825.2 |

* Subject to the new occupier's requirements and those of Gigaclear, consideration will be given to shared use of the meeting room and kitchen.

Externally: The Second floor occupier will have the use of 35 car spaces. There is also a covered cycle rack on site in the interest of promoting green travel alternatives.

Energy Performance Certificate

Energy Performance Asset Rating: B27. The full EPC is available for download at www.parkerparr.com



“ Excellent choice of building for technology companies ”

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▶ Terms

Lease Terms

The property is available to let on a new effective full repairing and insuring sub-lease for a term up to 2028, subject to an indexed rent review in April 2023.

Rent

The quoting rent is £21.50 per sq ft per annum exclusive.

Service charge

A building charge will be levied to cover common maintenance and provision of services, utilities based upon sub-metered readings and a fair contribution of business rates, buildings insurance and the estate service charge. Further details on application.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

Legal Costs

Each party will bear their own legal costs incurred in connection with this transaction.

▶ Further information

For further information or to arrange to view:

Please contact the sole letting agents, Parker Parr

Tim Parr

DDI: 01235 376033

Email: tparr@parkerparr.com



Library image