

HAWKSWORTH, SOUTHMEAD, DIDCOT, OX11 7HR

Industrial / Warehouse Opportunity 13,601 sq ft (1,263.6 sq m)



- Detached industrial / warehouse building on 1.28 acre site
- 5 electrically operated full height roller shutter loading doors
- Minimum internal clear eaves height of 4.86m
- Ancillary offices over two floors
- Fenced and gated HGV yard and car park
- Available Q1 2018

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Description

The property comprises a detached industrial / warehouse unit of steel portal frame construction having profile metal clad and brick/block cavity walls beneath a pitched metal profile clad roof. It is currently occupied by Volvo Truck & Bus as a commercial vehicle repair centre.

- Five electrically operated full height roller shutter loading doors;
- Minimum internal clear eaves height of 4.86 metres;
- Concrete sealed floor to warehouse;
- Gas fired central heating
- Mix of halogen spot and fluorescent strip lighting;
- Ancillary two storey offices
- Mezzanine storage

There are yards both the east and the west elevations providing HGV access and parking, and a separate staff/customer car park.

The site extends to approximately 1.28 acres (0.52 hectares) with a low site cover of circa 25%. There are two separate vehicular access points from Hawksworth.

Location

The property is located within the well-established Southmead Industrial Estate, approximately 1 mile north of Didcot town centre and 2 miles to the east of the A34 accessed directly along the A4130. The area comprises of a mixture of large distribution units and smaller industrial estates.

By rail, Didcot Parkway Station provides a regular commuter rail service to Reading (15 mins approx) and London Paddington (45 mins approx). By road, the A34 Milton Interchange is to the east via the A4130, connecting to M4 (Junction 13) and M40 (Junction 8/9).



EPC

To be uploaded to www.parkerparr.com when available.

Accommodation

The unit is understood to have the following approximate gross internal floor areas:

	sq ft	sq m
Warehouse	9,180	852.9
Office GF 1F	2,397	222.7
Mezzanine store	2,024	188.0
Total	13,601	1,263.6

Terms

The property is available on a new effective full repairing and insuring lease for a term to be agreed.

Rent

On application

Business Rates

RV 2017: £72,500

2017/18 UBR Multiplier: £0.479

Interested parties are advised to independently verify their potential liability for Business Rates.

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

Strictly by prior appointment with the joint letting agents:

Parker Parr T: 01235 862 826
Tim Parr DDI: 01235 376033
E: tparr@parkerparr.com

Or our joint agents:

Andrew Dixon & Company T: 01952 521000

Draft preliminary details prepared October 2017