

# MONARCH HOUSE

7 Barton Lane, Abingdon Science Park  
Abingdon, OX14 3NB

**TO LET**

Ground Floor Office suite  
935 sq ft (86.8 sq m) approx



# MONARCH HOUSE, ABINGDON, OXFORDSHIRE OX14 3NB



## ■ Description

Monarch House comprises a modern two storey office building set within landscaped grounds and forming part of the popular Abingdon Science Park.

The accommodation is accessed from a shared entrance and comprises a ground floor suite extending to approximately 935 sq ft (86.8 sq m). It is arranged as two partitioned offices with good natural light, a reception area and an inner room suitable for a variety of uses – for example, meeting space, a stockroom, technical office, server, hot-desking, break-out.

The suite has the following key features:

- Double glazed windows, suspended ceilings with recessed lighting and carpets
- A/C and central heating
- Male, female, disability toilets and tea point (shared)
- Security access controls
- On site car parking

## ■ Location

The property is located to the east of the town centre of Abingdon as part of Abingdon Science Park. Abingdon is 10 miles south of Oxford and adjacent to the A34 which links the M4 and the M40 to the north and south respectively.

Barton Lane is approximately 2.4 miles to the north of the A34 and also within easy walking distance to the town centre where there are a wealth of amenities and to the nearby White Horse Leisure & Tennis Centre.

Local train services are available at Culham and Radley with Didcot Parkway mainline railway being approximately 8 miles away for fast services to London Paddington and the South West.



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Accommodation

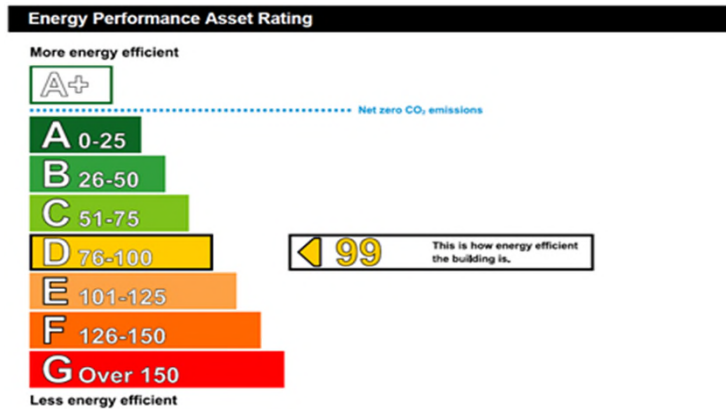
Internal photos

The suite has the following approximate areas:

IPMS 3 - Office	Sq ft	Sq m
Ground floor Offices	935	106.0
Total Exclusive use:	935	106.0



EPC



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Terms

## Lease Terms

The suite is offered to let on a new effective full repairing and insuring sub-underlease for a term up to December 2022 outside sections 24-28 of Landlord & Tenant Act 1954.

## Rent

On application

## Service charge

A service charge will be levied on a floor area apportioned basis to include a contribution to business rates, maintenance, estate charge, building charges, buildings insurance, common services and shared utilities where these apply.

## 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.

Contact

For further information or to arrange to view, please contact the sole letting agents, Parker Parr

**Tim Parr**

**Direct Dial: 01235 376033**

**Email: [tparr@parkerparr.com](mailto:tparr@parkerparr.com)**

You may also register your requirement on-line at [www.parkerparr.com](http://www.parkerparr.com)

