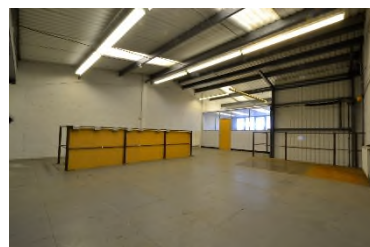
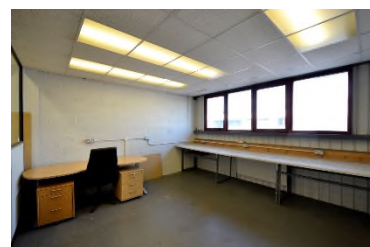


property for sale

## 10 HARRIER PARK, SOUTHMEAD, DIDCOT, OX11 7PL

Modern Two Storey Business Unit

2,154 sq ft (200.1 sq m)



**FREEHOLD OPPORTUNITY – Of interest to owner occupiers or investors**

- Workshop with full storage mezzanine
- Gated loading bay
- 3 car spaces
- Convenient for A34
- Established industrial estate

# 10 HARRIER PARK, DIDCOT, OX11 7PL

## Description

The property comprises a mid-terraced, light industrial unit built forming part of an estate of 13 units built in about 1990. It comprises workshop space at ground floor with a mezzanine storage area which was added by a previous owner and fork-lift access. There is a partitioned office at mezzanine level with good natural light. There is a kitchenette and WC to the ground floor.

Features Include:

- Manual roller shutter loading door 2.53m high
- Covered loading bay with security gates
- Kitchenette & WC at ground floor.
- Fluorescent strip lighting
- Three phase electrical supply
- Gas to building (currently no meter)
- Security alarm

## Location

Unit 10 forms part of a modern estate of two storey business units known as Harrier Park. The estate is accessed from A4130 Didcot perimeter road providing good access to Milton Interchange of A34 trunk road (linking M40 J.8/9 and M4 J.13). Didcot Parkway railway station is only 2 miles away providing a fast commuter service to Reading & London Paddington.



## EPC

The property has a "D (88)" energy rating under EPC certificate number 0896-2895-7130-7000-5303 which is available for download at [www.parkerparr.com](http://www.parkerparr.com)

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

88 This is how energy efficient the building is.

## Accommodation

The unit has the following approximate gross internal floor areas:

	sq ft	sq m
GROUND FLOOR: Workshop, loading bay, toilet, kitchenette	1,184	110.0
MEZZANINE: Storage & Office	970	90.1
Total	2,154	200.1

## Price

On application or via our website.

## Estate management charge

A management charge will be payable as levied by the management company towards the cost of landscaping and general grounds maintenance.

## Business Rates

RV: £8,700

2020/21 Small UBR: £0.499 (Estimated)

Interested parties are advised to independently verify their potential liability for Business Rates direct with the rating authority.

## VAT

All figures within these terms are exclusive of VAT where chargeable. We are advised by our client that VAT will apply on sale price.

## Legal Costs

Each party to be responsible for their own legal fees incurred in this transaction.

## Viewings

Strictly by prior appointment with sole retained selling agents, Parker Parr. For further information:

Tim Parr T: 01235 376033  
E: [tparr@parkerparr.com](mailto:tparr@parkerparr.com)

Draft details updated 2020.02

Important notice: all premises are offered subject to contract and availability. These particulars are issued without responsibility on the part of Parker Parr, their employees of their clients and serve only as an introductory guide to the premises. No part of them constitutes part of a contract or a statement or a representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves to any matter concerning the premises by inspection, independent advice or otherwise. Neither Parker Parr nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.

