

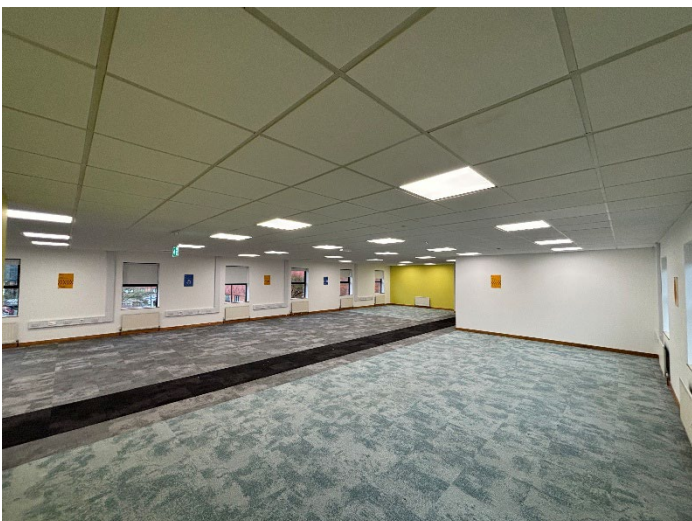
07879 883886 or 07976 948445

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3,164 sq ft (293 sq m)

## FULLY REFURBISHED OFFICE SUITE TO LET FIRST FLOOR, AVALON HOUSE, ABINGDON OX14 1TZ



### In Brief

- Open plan office
- Several partitioned meeting rooms
- Suspended ceilings
- Excellent natural lighting
- LED lighting
- Perimeter trunking
- Key code access to the suite and property
- Modern kitchen
- Accessible WC facilities
- 15 parking spaces
- Strategic location just off the A34

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## Location

Avalon House is prominently located on the Marcham Road, the main arterial road into Abingdon from the Marcham interchange. Abingdon is approximately 8 miles south of Oxford and adjacent to the A34 which provides direct access to the M40 (North) and M4 (South).

## Description

Avalon House comprises a two-storey building complex made up of 3 separate units. The last available suite consists of an open plan office with modern specifications on the first floor. The space benefits from several partitioned meeting rooms, a modern kitchen, and WC facilities. The premises occupies a prominent position on the estate and is adjacent to the Hilton Garden Hotel which offers hireable meeting rooms, conference facilities as well as a café, bar, and gym. Externally the suite benefits from 15 car parking spaces.

## Legal Costs

Each party to bear their own costs.

## Value Added Tax

All terms quoted are exclusive of VAT where payable.

## EPC

EPC B (46) rating

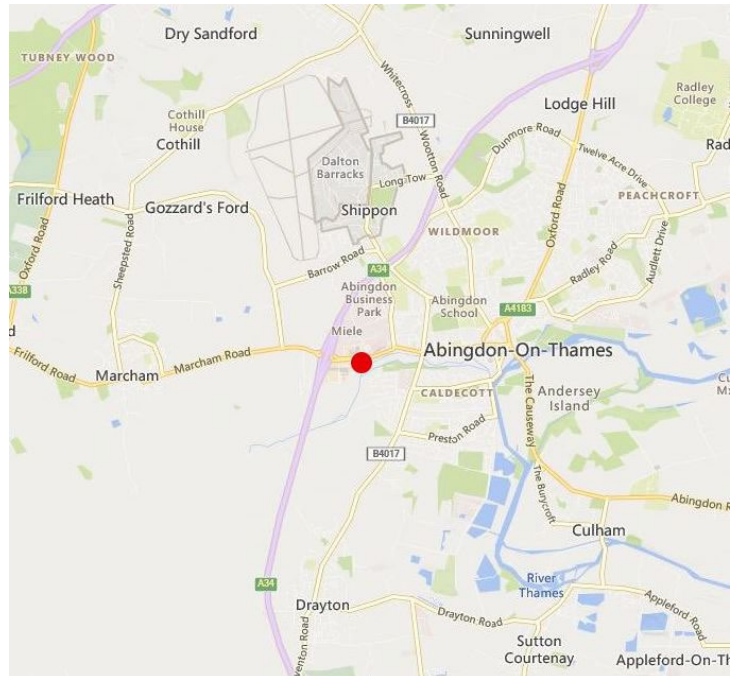
## Rates

2023 Rates Value: £46,500

## Rent

Upon application

All terms are exclusive of Service Charge and Insurance



## Enquiries

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