



Prominent Refurbished Grade A Office Space To Let in Abingdon

AVALON HOUSE, MARCHAM ROAD, ABINGDON, OXFORDSHIRE, OX14 1TZ




BIDWELLS

BENEDICTS
CONSULTANT SURVEYORS



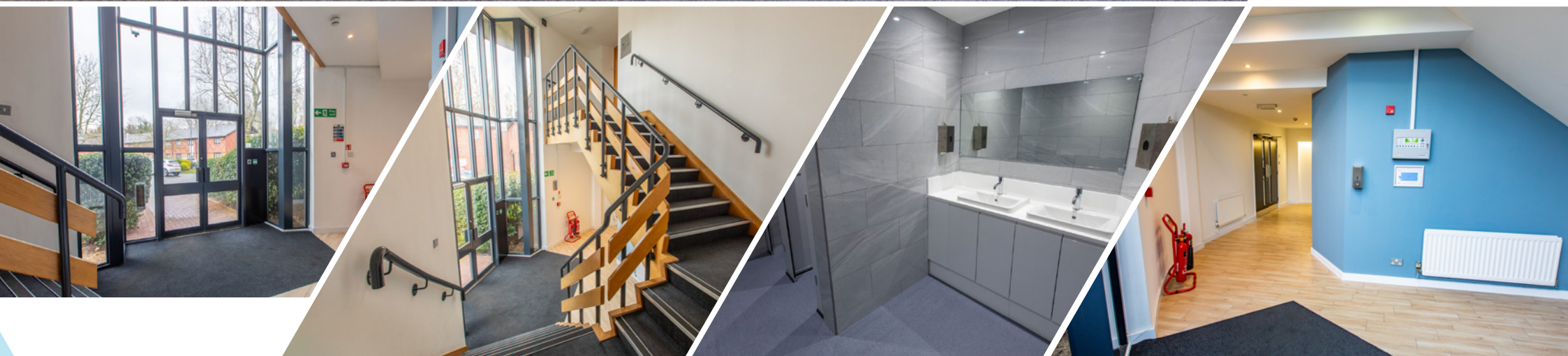
DESCRIPTION

Prominent Refurbished Grade A Office Space

Avalon House comprises of a brick built, two storey office building under a pitched tiled roof. The last available suite consists of an open plan office which has recently been refurbished to a high quality with brand new shower 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. There are 15 car parking spaces.





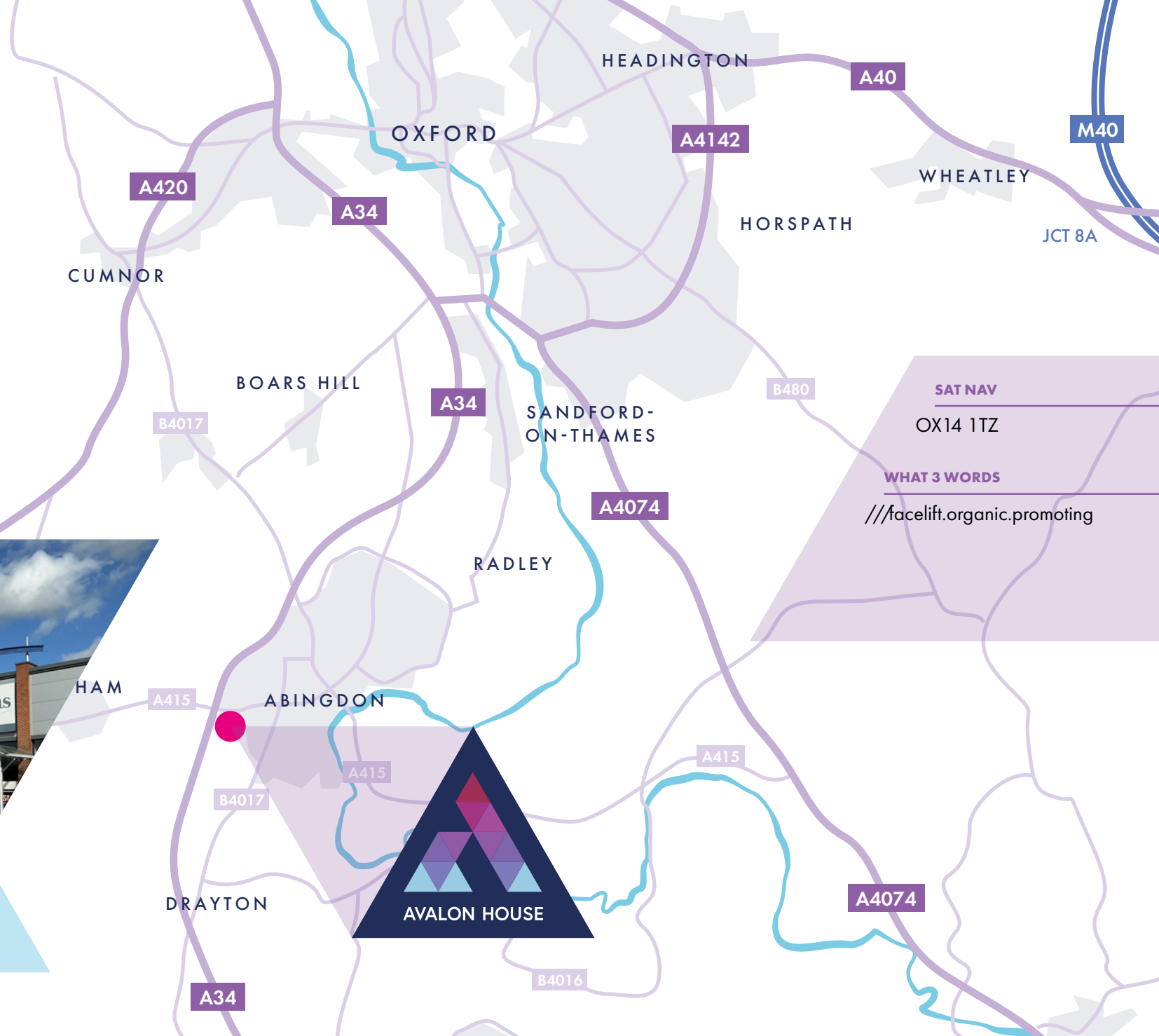
SITUATION

Situated in a strategic location just off the A34, Avalon House is easily accessible with a generous parking provision of 15 with additional spaces available at the hotel spaces. Abingdon has become one of Oxfordshire's principal commercial locations, at the heart of a world class science and technology ecosystem.

The town itself is home to a growing population and is expected to undergo further commercial and residential developments.



FAIRACRES RETAIL PARK



SAT NAV

OX14 1TZ

WHAT 3 WORDS

///facelift.organic.promoting

TO OXFORD
10 MIN DRIVE



HILTON GARDEN INN

KEY

- A Tesco Supermarket
- B Hilton Garden Inn Hotel
- C Pets At Home
- D Hammonds Furniture
- E Argos
- F B&M Home Store
- G CarpetRight
- H Dreams
- I Lidl
- J The Gym Group
- K Homebase
- L Esso Petrol Station
- M Tesco Petrol Station
- N Chaunterell Park
- O Abingdon Community Hospital
- P McDonalds

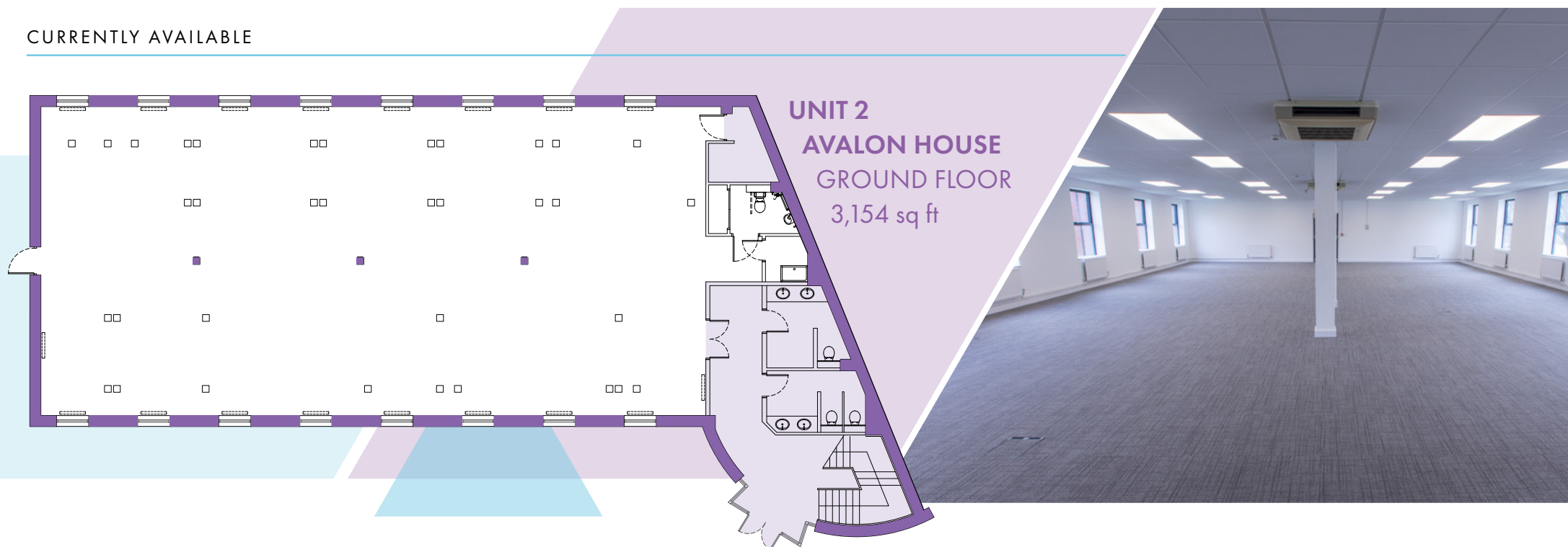
BUS ROUTES

- X1, NX1, X15, 41



TO DIDCOT
HARWELL & MITLON

CURRENTLY AVAILABLE



HIGHLIGHTS

Refurbished Grade A
open plan office space

New carpets and WC / Shower facilities

Suspended ceilings

Under floor trunking

Excellent natural lighting

15 car parking spaces

EPC B (46)

A SHORT WALK AWAY

Hilton Garden Hotel	1 min
The Gym Group	5 min
Tesco Supermarket	6 min
Chaunterell Park	7 min
BY CAR OR BUS	
Oxford City Centre	10 min
Abingdon Town Centre	12 min
Didcot Parkway	30 min

SUMMARY

Size:	3,154 sq ft
Rent:	£21.50 per sq ft
Rateable Value:	£46,500
VAT:	Applicable
Legal Fees:	Each to bear own
Estate Charge:	Upon Enquiry
EPC:	B (46)

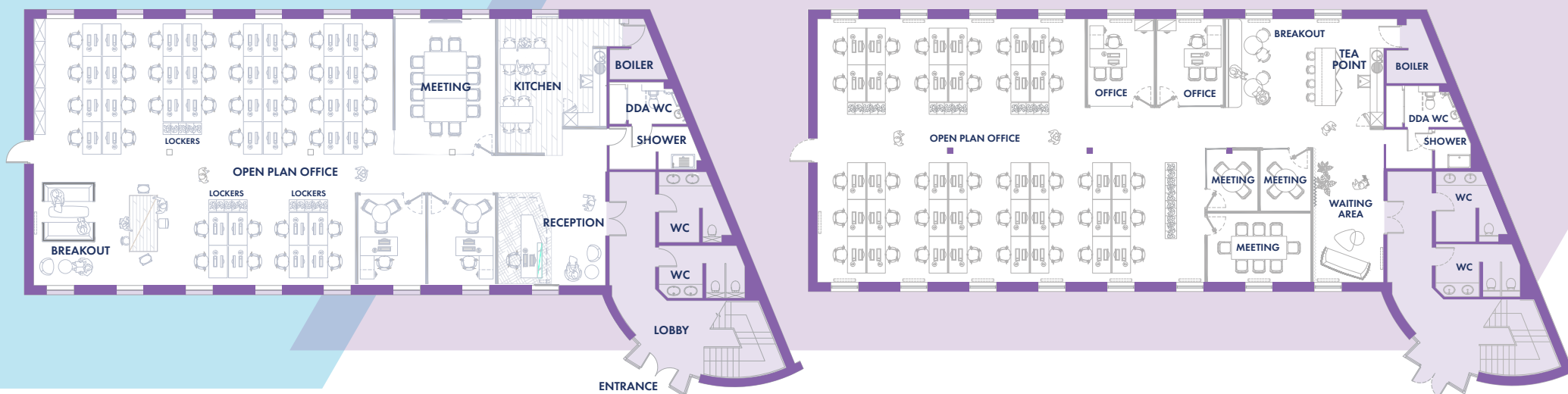
TERMS

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

EPC

EPC & other reports available upon request.

POTENTIAL INTERIOR CONFIGURATIONS



LETTING ENQUIRIES



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