



Unit 34, Nuffield Way, Abingdon, OX14 1RL

*To Let | Industrial / Warehouse | 3,746 sq ft (348.01 sq m)*

# Summary

## Description

Unit 34 comprises a mid-terrace industrial warehouse of steel portal frame construction with brick and composite panel elevations under a new, insulated pitched roof. The property consists of an open warehouse, with a first floor mezzanine and ground floor office.

The unit has been extensively refurbished to a high quality and includes a new roof, electric roller shutter door, WCs, and lighting.

## Terms

Available by way of a new lease with terms to be agreed. Rent available upon application.

## Additional Information

### Business rates

Tenants are advised to make their own enquiries of the billing authority

### Services

Upon enquiry

### Postcode

OX14 1RL

### Legal Costs

Each party to bear their own costs

### Value added tax

Applicable

### EPC

Available upon request

## Specification Includes

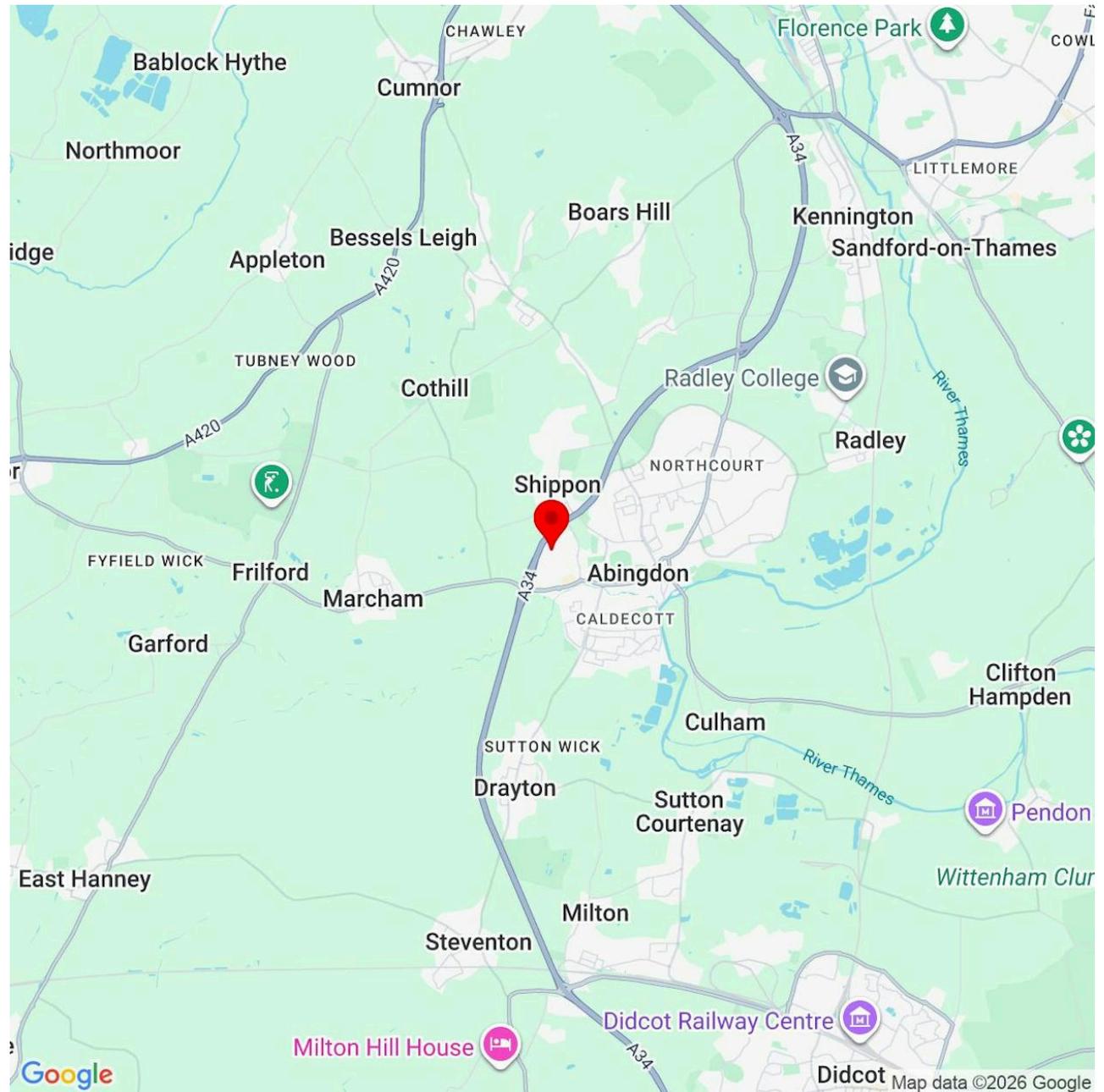
- Extensively refurbished industrial warehouse
- Steel portal frame construction
- Ground floor office in CAT A condition
- First floor mezzanine
- New LED lighting and ventilation system
- 4.3m eaves height
- New electric roller shutter door and insulated roof
- Three phase power supply
- Refurbished Kitchenette and WCs
- Established industrial location with good access to the A34



# Location

**The property is located at Nuffield Way, an established industrial and trade location in Abingdon.**

Abingdon is located 6 miles south of Oxford, adjacent to the A34 trunk road, which provides excellent access to both the M40 (J9) and the M4 (J13) motorways to the north and south respectively. The unit is a short walk from the Fairacres Retail Park, Hilton garden Hotel and petrol station services



# Accommodation

The accommodation comprises the following areas:

Description	Sq ft	Sq m	Availability
Ground - Warehouse	3,194	296.73	Available
1st - Office	552	51.28	Available
Total	3,746	348.01	

# Gallery



## Get in touch with our experts



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