

UNIT C1 GRANGE COURT

Abingdon Science Park, Abingdon **OX14 3NB**

TO LET



1,722 SQ FT
(160 SQ M)

End of Terrace Self Contained Office / R&D Unit
on Established Science Park

**Lambert
Smith
Hampton**

Unit C1 Grange Court, Abingdon OX14 3NB

Description

Unit C1 is a flexible unit that can be used for office or R&D purposes, the current owner has fitted out the Ground Floor as office space, it also has the benefit of rear access loading doors. The offices are fully fitted and the property is ready to occupy. Air conditioning serves both office floors, and there is a meeting room and WCs on both floors and a small kitchenette. Internal eaves height is 3M and there is excellent fibre connectivity on the business park. There are 6 demised parking spaces with the unit.

ACCOMMODATION	Sq Ft	Sq M
Ground Floor	864	80
First Floor	858	80
TOTAL (NIA)	1,722	160

Specification

- Prominent Unit at the Entrance to Grange Court
- Insulated steel-clad roof with PV Panels
- Ground floor loading of 30kN/sq m
- Manual double service doors to rear
- Air Conditioning
- 3 Phase Power

Location

Grange Court Business Park, on Abingdon Science Park, is under a mile from the town center and near White Horse Leisure Centre. Radley Station (2.1 miles) offers trains to Oxford (10 min) and Didcot Parkway (9 min), with connections to London (45 min) and Birmingham (72 min). The A34 (1.5 miles) links to the M4 (19 miles) and M40 (18 miles).

EPC

A (25)

Terms

A new lease is available from the landlord on terms to be negotiated.

Rent

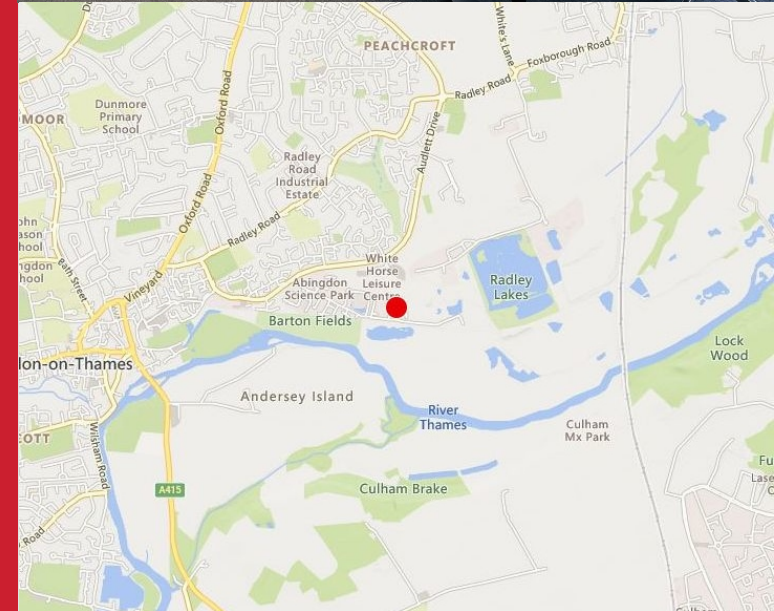
£45,000 Per Annum

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings

By prior appointment only.

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