



Well located, secure yard

Southmead Site

Collett Road, Didcot, OX11 7PR

Open Storage

TO LET

2.50 Acres

(1.01 Hectares)

- Site area of c.2.5 acres (1.01 ha)
- Available subject to planning permission
- Well shielded by woodland
- Good Road Connections to the M4 & M40
- *Site B in Blue as on Plan

Southmead Site, Collett Road, Didcot, OX11 7PR

Summary

Available Size	2.50 Acres
Rent	£2.50 per sq ft
Business Rates	N/A
EPC Rating	EPC exempt - No building present

Description

A large and secure yard set in a strategic location, which is potentially suitable for outside storage or other industrial uses, subject to planning permission if required. The site is level and will benefit from hardstanding and palisade fencing.

The site extends to approximately 2.5 acres. The site is outlined in blue and labelled 'Site B' on plan.

Option to take the whole or part- subject to planning.

Location

The site is located on Collett Way which can be accessed via the A4130 which connects to the A34 providing easy access to both the M40 and M4. Didcot Parkway is just 0.7 miles away with direct trains to Oxford (18 mins) and direct trains to London Paddington (from 35 mins).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor	108,900	10,117.14	Available
Total	108,900	10,117.14	

Viewings

By prior arrangement with the sole agent Page Hardy Harris.

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

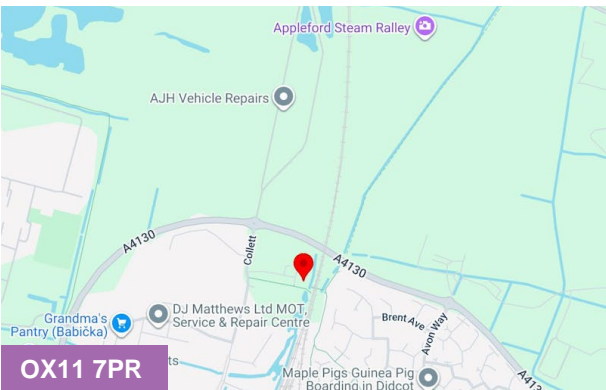
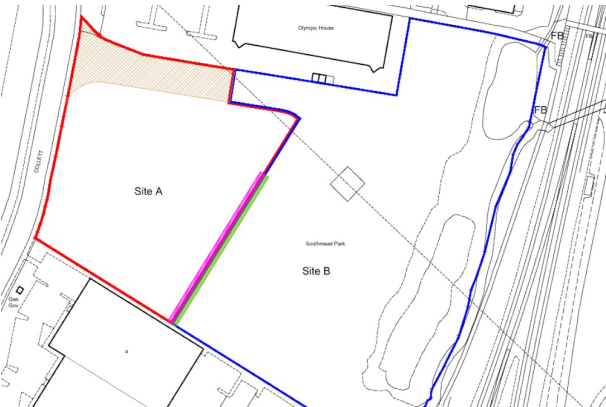
The Tenant will be responsible for paying business rates direct to the Local Authority.

Legal Fees


Each party will be responsible for their own legal fees.


VAT

All figures quoted are exclusive of VAT which may be chargeable.




Viewing & Further Information


 **Lucy Kirkup**
01344 312722 | 07833 509532
lucy@pagehardyharris.co.uk



Nick Hardy
01344 312723 | 07715 032429
nick@pagehardyharris.co.uk



Helen Bewsey
01344 669009
helen@pagehardyharris.co.uk

 **Iestyn Harris**
01344 312724 | 07701 223733
iestyn@pagehardyharris.co.uk