

**Modern Office Suite
Within Established Business Park
To Let**



3,158 Sq ft (293 Sq m)

**Suite 1
Hitching Court
Abingdon Business Park
Abingdon
OX14 1DY**

Your attention is drawn to the important notice at the end of the text.

LOCATION

The Abingdon Business Park is located 8 miles to the south of Oxford close to the A34 trunk road. Abingdon benefits from strategic links with both the M40 and the M4 motorways, via the A34 dual carriageway.

The Business Park is within a mile of the attractive historic town of Abingdon, and close to the A34 junction.

DESCRIPTION

Hitching Court provides a number of self contained office suites at ground and first floor level. Suite 1 provides high quality self contained office accommodation at ground floor level which has been refurbished to open plan.

NB. Suite now in open plan and furniture removed.
Features include:-

- Open plan accommodation
- Perimeter trunking together with data and IT cabling
- Self contained WC's and kitchen area
- Ceiling mounted comfort cooling
- 14 Car spaces

Additional car parking is available within the overflow car park adjacent to Hitching Court.

ACCOMMODATION

The suite comprises the following net internal basis areas:-

	Sq Ft	Sq M
Suite 1	3,158	293

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £9.85 per sq ft exclusive plus VAT.

OUTGOINGS

Rates

2010 Rateable Value: £48,250
2010/2011 Rates Multiplier: 0.414

Service Charge

To be determined

VAT

All figures within these terms are exclusive of VAT, where chargeable.

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LEGAL COSTS

Both parties are to bear their own legal costs in this matter.

VIEWINGS

Strictly by appointment with the joint sole letting agents.

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SUBJECT TO CONTRACT



NOT TO SCALE

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