

INITIAL RENT ONLY £1PSF

TO LET

**MODERN
WAREHOUSE / INDUSTRIAL UNIT**



**UNIT 2
COLWELL DRIVE
ABINGDON
OXON
OX14 1AU**

15,000 SQ FT / 1,393 SQ M APPROX

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

LOCATION

Unit 2 Colwell Drive is located on the Abingdon Business Park, to the west of Abingdon town centre, close to the A34 dual carriageway.

The Abingdon Business Park is located 8 miles to the south of Oxford on the A34 trunk road. Road communications are good with dual carriageway access to the M4 and M40 motorways

The Abingdon Business Park is both owned and managed by Standard Life Investments.

DESCRIPTION

The available premises are situated on Colwell Drive which lies in an extremely prominent position at the entrance to Abingdon Business Park. Unit 2 forms part of a terrace of eight industrial units.

The premises comprises a warehouse/light industrial unit with the following specification:-

- Single bay mid-terrace unit
- PVC coated steel sheet cladding elevations
- Height to haunch 4.75m
- Eaves height 5.3m
- Height to apex 9m
- 2 Concertina loading doors
- Gas heaters
- 3 phase power 800 amps per phase

ACCOMMODATION

The unit provides a gross internal area of approximately:

15,000 sq ft (1393 sq m)

This includes offices of approximately 911 sq ft (85 sq m)

OUTGOINGS

2010 Rateable Value £69,000

2010/11 UBR 0.414p

There is also an estate service charge levied.

LEASE TERMS

The property is available to let on a new full repairing and insuring lease for a term by arrangement at a rent to be agreed exclusive of VAT.

The lease will be granted outside the Security of Tenure and compensation provisions of the Landlord and Tenant Act 1954.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

PLANNING

We understand that the unit has consent for B8 (storage and distribution) and B1 (light industrial) use.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

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

VIEWINGS

Strictly by appointment with the joint sole letting agents.

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SUBJECT TO CONTRACT



NOT TO SCALE

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DETAILS PRODUCED: 12/05/2010