

Refurbished Light Industrial/ Warehouse Unit

To Let



8,175 Sq ft (766 Sq m)

**Unit 7 Blacklands Way
Abingdon Business Park
Abingdon
OX14 1DY**

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

LOCATION

The town of Abingdon is situated approximately 8 miles to the South of Oxford and to the East of A34 trunk road providing easy access to M40 motorway to the North (junction 9) and M4 motorway (junction 13) to the South.

Abingdon Business Park is readily accessible from A34 (Abingdon South junction) via Marcham Road and Colwell Drive, leading into Abingdon Business Park. The town centre of Abingdon is in about 1 mile.

DESCRIPTION

This modern industrial unit situated at the end of a terrace of similar buildings, forming part of the Abingdon Business Park.

The building is of a steel portal frame construction with flat profile clad elevations under a pitched profile clad roof.

The unit has been refurbished and benefits from the following:

- Refurbished 2 storey office space with new suspended ceilings and lighting
- One roller shutter door
- 12 car parking spaces
- Additional overflow parking on site
- 6 m clear eaves height
- Refurbished Kitchenette and W/C's

ACCOMMODATION

The property benefits from the following gross internal areas:-

Warehouse	5,564 sq ft
Ground floor office & WC	1,300 sq ft
Mezzanine office	1,321 sq ft
TOTAL	8,185 sq ft

TENURE

The unit is available by way of new full repairing and insuring leases for a term of years to be agreed. The lease is to be held outside the 1954 Landlord & Tenant Act.

RENT

£7.50 per sq ft per annum exclusive plus VAT.

VAT

VAT will be payable on the rental and service charge.

OUTGOINGS

Service Charge

Covers security, estate maintenance etc.

Rates

2010 Rateable Value: £TBA

2010/2011 Multiplier 0.414

VIEWINGS

Strictly by appointment with the joint sole letting agents:-

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SUBJECT TO CONTRACT



NOT TO SCALE

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