

# FOR SALE /TO LET

## Plot 4 Wyndyke Furlong

**A 1.65 Acre Plot capable of providing approximately  
30,000 sq ft (2,787 sq m) of office accomodation**

An opportunity for a high quality office building designed to occupiers specific requirements. Available on either a pre-sale or pre-letting basis.





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

### Location

Abingdon is approximately 8 miles to the south of Oxford on the A34 trunk road and benefits from excellent road communications providing uninterrupted dual carriageway access to the M4 (junction 13) and M40 (junction 9). Rail connections to London Paddington are available at Oxford (approximately 1 hour) and Didcot Parkway (approximately 45 minutes).

### Abingdon Business Park

Abingdon Business Park totals some 20.24 hectares (50 acres) and has been developed over a number of years by Standard Life Investments to provide approximately 30,000 sq ft (2,787 sq m) of office and warehouse accommodation. The Park provides an excellent working environment for employees offering well designed, high quality business accommodation within mature landscaped grounds.

### Plot 4

Plot 4 benefits from a gross development area of approximately 1.65 acres and occupies a prominent position within Abingdon Business Park adjacent to the A34. This plot offers an ideal opportunity for a company to have a new office premises designed and built to meet their exact specification. Abingdon Business Park has provided a popular location with neighbouring occupiers including Swets Zeitlinger, EBI Foods and Schlumberger.

### Planning

The plot is capable of accommodating a building of approximately 30,000 sq ft and would benefit from B1(a) use. A planning application would need to be submitted in due course.

### Terms

This opportunity is available either on the basis of a pre-letting on new institutional lease terms or on a pre-sale. Terms are available upon request and will be subject to exact building specification.

### VAT

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

### Viewings

Strictly by appointment with the joint sole agents:-

### Tom Barton



### Tony Brown



### Subject to contract



In accordance with the aims and objectives of the Commercial Lease Code of Practice, Standard Life Investments can provide a revised rental basis for alternative lease terms if required.

### VSL & Partners Ltd, their clients and any joint agents give notice that:

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