

23 BLACKLANDS WAY



Rarely available

 **ABINGDON**
BUSINESS PARK - OXFORDSHIRE

OX14 1DY

**2,618 SQ FT WAREHOUSE /
INDUSTRIAL UNIT**

Indicative photograph

www.abingdonbusinesspark.co.uk



DESCRIPTION

Blacklands Way comprises a development of 30 warehouse and business space units arranged in seven terraces, providing a total of 190,402 sq ft of accommodation.

AREAS

UNIT	SQ FT	SQ M
Unit 23	2,618	243

SPECIFICATION

The unit has been refurbished to provide the following specification:



WAREHOUSE
WITH PAINTED
CONCRETE FLOOR



INSULATED ROLLER
SHUTTER DOORS
WITH VISION PANEL



GROUND
FLOOR OFFICES



LED
LIGHTING



2 CAR PARKING
SPACES



EPC D - 84



WCS





LOCATION

Abingdon Business Park (OX14 1DY) benefits from fantastic travel connections. Located within half a mile of the A34 which in turn links to the M40 (18 miles) and M4 (17 miles) motorways.

Didcot Parkway and Oxford mainline train stations are both within 10 miles from where London Paddington can be reached in 45 minutes and Birmingham New Street can be reached in 72 minutes.

TRAVEL DISTANCES / TIMES

	Distance (miles)	Distance (minutes)	Walking (minutes)
Town Centre	1.0	5	20
Tesco	0.6	3	10
Fairacres Retail Park	0.3	1	3
A34	0.6	3	-
M40 (J9)	18	20	-
M4 (J13)	17	17	-
Oxford City Centre	8	17	-

All enquiries

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Investor

ROYAL LONDON

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