

# 9 BLACKLANDS WAY



To be refurbished. Available Q1 2023

 **ABINGDON**  
BUSINESS PARK - OXFORDSHIRE

**OX14 1DY**

**6,182 SQ FT WAREHOUSE  
AND INDUSTRIAL UNIT**

[www.abingdonbusinesspark.co.uk](http://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 9	6,182	574

## SPECIFICATION

The unit will be refurbished to provide the following specification:



PAINTED CONCRETE FLOOR



INSULATED ROLLER SHUTTER DOORS WITH VISION PANEL



2 STOREY OFFICES



3 CAR PARKING SPACES



EPC D - 77



AVAILABLE Q1 2023





## 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

**CBRE**

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### Asset managed by

**xlbo**

[www.xlbproperty.com](http://www.xlbproperty.com)

### Investor

**ROYAL LONDON**

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