

# 23 BLACKLANDS WAY



Rarely available

 **ABINGDON**  
BUSINESS PARK - OXFORDSHIRE

**OX14 1DY**

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

Indicative photograph

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

### All enquiries

**CBRE**  
01865 848488  
www.cbre.co.uk

Kevin Wood  
kevin.wood@cbre.com  
07900 584 150

Charlotte Reaney  
charlotte.reaney@cbre.com  
07841 684 842



Katy Kenealy  
katy.kenealy@jll.com  
07892 704 393

Joshua Doble  
joshua.doble@jll.com  
07783 771 576

### Investor



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