

OX14 1DY

23 BLACKLANDS 🔿 WAY

Rarely available

2,618 SQ FT WAREHOUSE / INDUSTRIAL UNIT

www.abingdonbusinesspark.co.uk

Indicative photograph



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



2 CAR PARKING SPACES



INSULATED ROLLER SHUTTER DOORS WITH VISION PANEL



EPC D – 84



GROUND FLOOR OFFICES



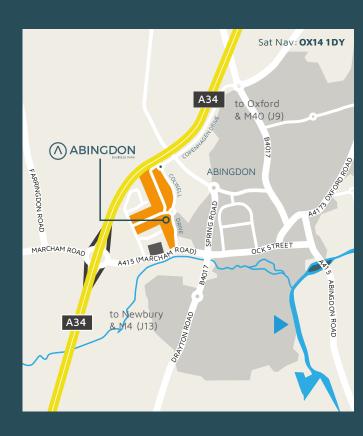
WCS



LED LIGHTING







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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