

SUITE 4 HITCHING COURT



1,189 sq ft lab suite



OX14 1DY

SELF CONTAINED CL2 LABORATORY
AVAILABLE NOW
FULLY FITTED

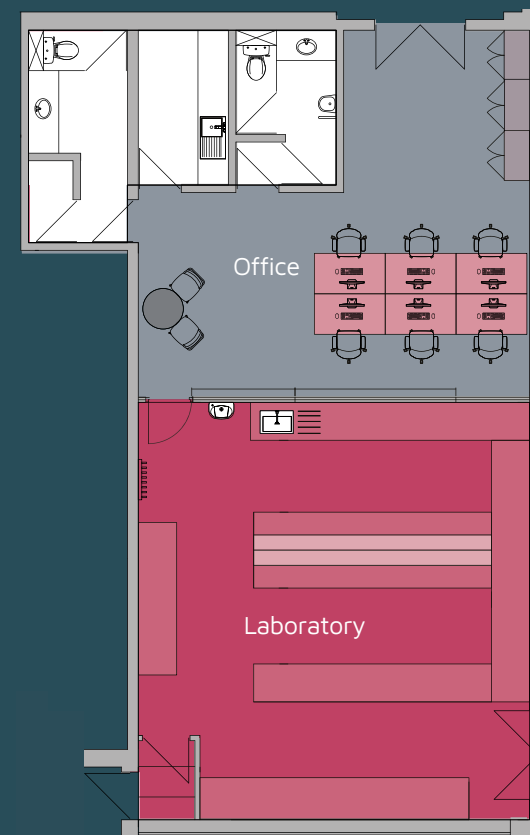
www.abingdonbusinesspark.co.uk



DESCRIPTION

Hitching Court comprises a detached two storey office / lab building. The available Suite is located on the ground floor and has been fully refurbished to provide a fully fitted, self-contained CL2 lab facility of 1,189 sq ft.

AVAILABILITY	SQ FT	SQ M
SUITE 4	1,189	110





SPECIFICATION

The specification of the suite is as follows:



FULLY
FITTED



EPC
A (24)



BENCHING



VINYL FLOORS



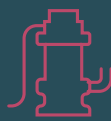
NEW M&E
PROVIDING UP
TO 6 AIR CHANGES
PER HOUR



TECHNICAL WIPE
CLEAN WALLS



WIPE CLEAN
CEILING TILES



PUMPED
DRAINAGE



VULCATHENE
DRAINAGE



EXTERNAL
LOADING





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
01865 848488
www.cbre.co.uk

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

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



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

Investor



Misrepresentation Act : All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. April 2025.

www.abingdonbusinesspark.co.uk