

# SUITE 4 HITCHING COURT



1,189 sq ft lab suite under refurbishment.

 **ABINGDON**  
BUSINESS PARK - OXFORDSHIRE

OX14 1DY

**SELF CONTAINED CL2 LABORATORY**  
AVAILABLE Q1 2024  
**FULLY FITTED**

Indicative photograph

[www.abingdonbusinesspark.co.uk](http://www.abingdonbusinesspark.co.uk)



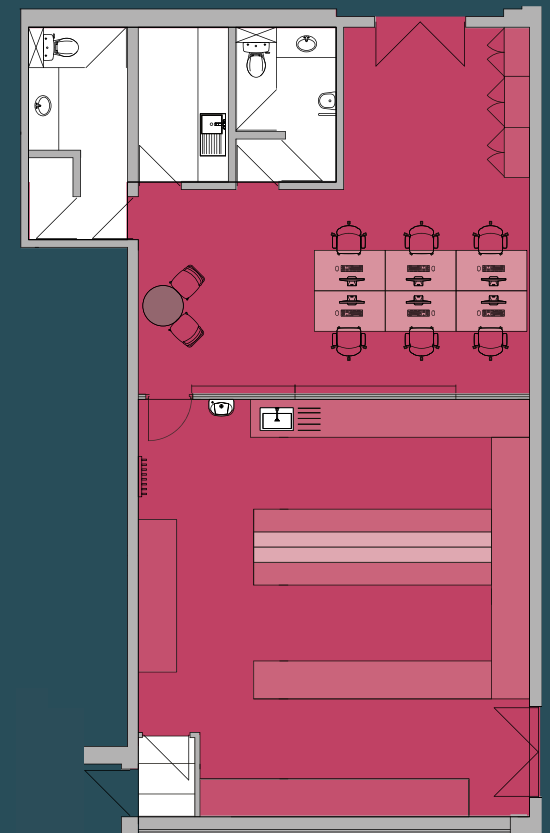


Indicative photograph

## DESCRIPTION

Hitching Court comprises a detached two storey office / lab building. The available Suite is located on the ground floor and will be 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

Following completion of the works, the specification of the unit will be as follows:



FULLY  
FITTED



BENCHING



PERIMETER  
TRUNKING



VINYL FLOORS



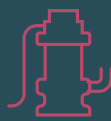
NEW M&E  
PROVIDING UP  
TO 6 AIR CHANGES  
PER HOUR



TECHNICAL WIPE  
CLEAN WALLS



WIPE CLEAN  
CEILING TILES



PUMPED  
DRAINING



VULCATHENE  
DRAINAGE







## 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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### Asset managed by

**xlb**

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

### Investor

**ROYAL LONDON**

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