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INDUSTRIAL/WAREHOUSE UNIT TO LET (3,746 sq ft) 34 NUFFIELD CENTRUM, ABINGDON OX14 1RL Undergoing Refurbishment Works

In Brief

- 3,746 sq ft (348 sq m) GIA
- Established industrial location
- 4.6m eaves
- Electric roller shutter door
- Ground and mezzanine floor office space
- 3 phase power supply
- Kitchenette and toilet facilities
- Unit to be fully refurbished
- Target EPC B



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Location

The property is located at Nuffield Centrum, an established industrial and trade location in Abingdon. Abingdon is located 6 miles south of Oxford, adjacent to the A34 trunk road, which provides excellent access to both the M40 (J9) and the M4 (J13) motorways to the north and south respectively. The unit is a short walk from the Fairacres Retail Park, Hilton garden Hotel and petrol station services.

Description

Unit 34 Nuffield Centrum comprises a steel portal frame with brick elevations under a steel pitched roof. The unit is to be fully refurbished.

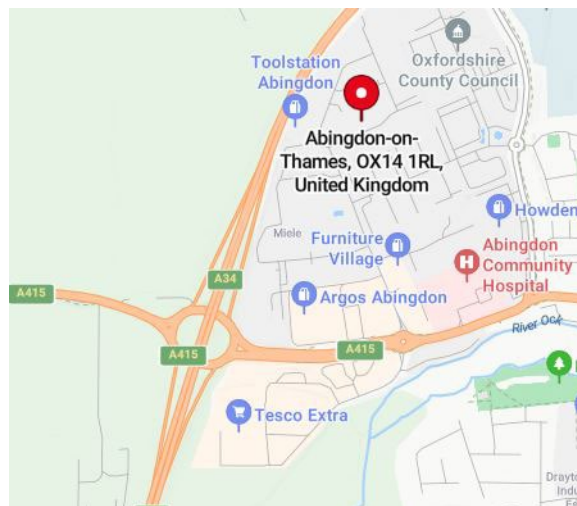
Accommodation

The building comprises the following gross internal floor areas:

Ground Floor Warehouse: 3,194 sq ft (297 sq m)

First Floor Office: 552 sq ft (51 sq m)

Total: 3,746 sq ft (348 sq m)



Additional information

Terms

The property is available on full repairing and insuring basis for a term to be agreed.

Legal Costs

Each party to bear their own costs.

Value Added Tax

All terms quoted are exclusive of VAT where payable.

Rent

£14.95 per sq ft

Business Rates

Rateable Value: £51,000

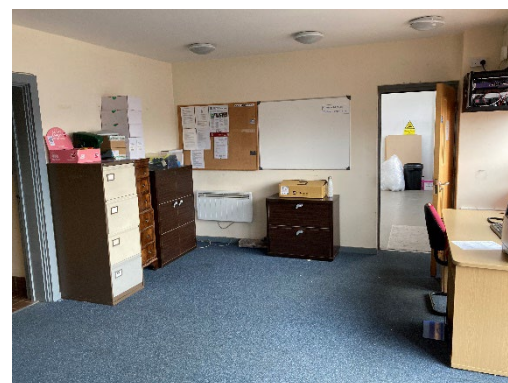
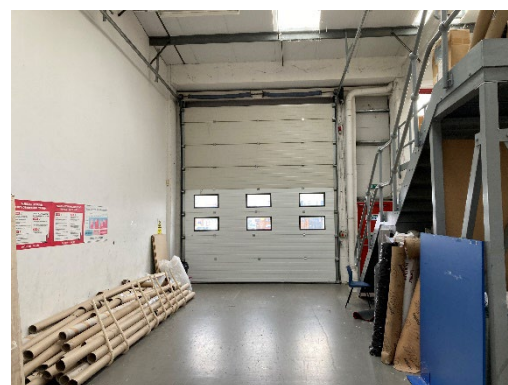
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