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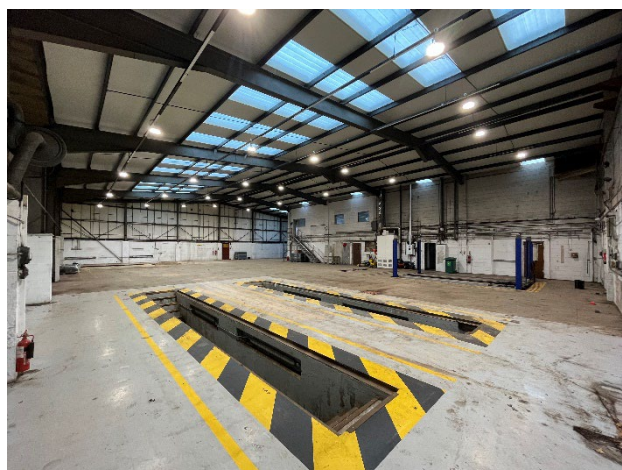
WAREHOUSE UNIT TO LET (10,742 sq ft)

19A NUFFIELD CENTRUM, ABINGDON OX14 1RL

Undergoing Extensive Refurbishment Works

In Brief

- 10,742 sq ft (997.93 sq m) GIA
- Established industrial location
- 5.5m eaves height
- Electric roller shutter door with secure yard
- Ground and mezzanine floor office space
- 3 phase power supply
- Unit to be fully refurbished
- Kitchenette and toilet facilities
- Target EPC B Rating



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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 19A Nuffield Centrum comprises a steel portal frame with brick elevations under a steel pitched roof. The unit was is to be fully refurbished.

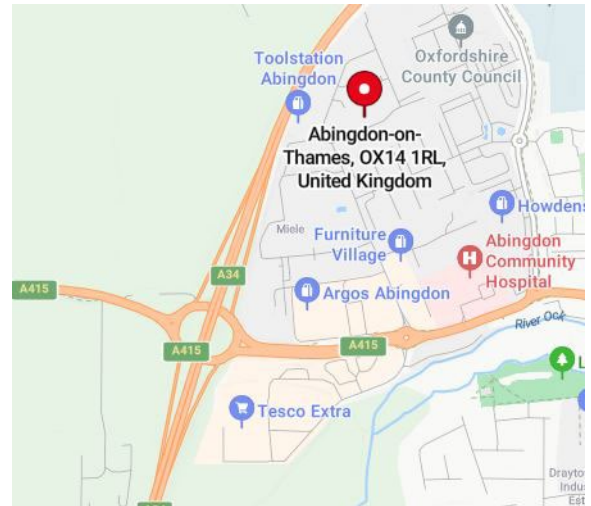
Accommodation

The building comprises the following gross internal floor areas:

Ground Floor Warehouse: 8,740 sq ft (812 sq m)

First Floor Office: 2,002 sq ft (186 sq m)

Total: 10,742 sq ft (998 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

Upon request

Business Rates

Rateable Value: £51,000

EPC

D(81)

Enquiries

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