david charles
property consultants

**TO LET / FOR SALE**



# McCloskey House

Hawksworth, Didcot, OX11 7HR

## Workshop & office building with substantial secure yard

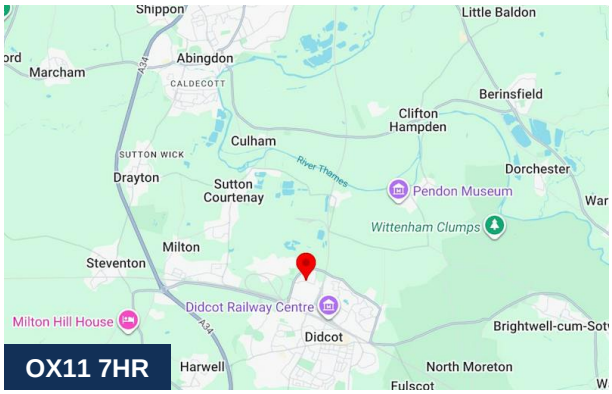
**8,226 sq ft**
(764.22 sq m)

- Total building area 8,226 ft$^2$
- Total site area 0.94 acres
- Large secure yard
- Fitted offices with heating and cooling
- Gantry crane
- Mezzanine floors (stores and canteen)

# McCloskey House, Hawksworth, Didcot, OX11 7HR

## Summary

| | |
|---|---|
| **Available Size** | 8,226 sq ft |
| **Rent** | £200,000 per annum |
| **Price** | Offers in the region of £2,600,000 |
| **Rates Payable** | £5.26 per sq ft |
| **Rateable Value** | £78,000 |
| **VAT** | To be confirmed |
| **EPC Rating** | Upon enquiry |








## Location

The property is located on the south side of Hawksworth close to its junction with Collett. It is approximately 1.5 miles to the north of Didcot town centre. Didcot is 14 miles to the south of Oxford, 20 miles to the north of Reading and 55 miles from central London. The property has excellent rail and road links. It is approximately 1 mile from Didcot Parkway mainline station which is within 40 minutes of London Paddington at peak times. The A34 is 2.5 miles to the west as its junction with the A4130, 15 miles to the north of the M4 (junction 13) and within 15 miles of the M40 (junction 7).

## Accommodation

There is a small mezzanine floor in the stores section with a larger mezzanine in the rear workshop used for offices, stores and canteen. There is a gantry crane running throughout the length of the workshop and stores. The stores and workshop are separated by way of a lightweight partition. There are a total of 3 loading doors to the workshop and stores. The eaves height is in the order of 8.0 m. The building sits to the front of a securely fenced and gated site with car parking to the front and large areas of hard-standing to the rear. There is a large wash down area in the

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground - Office, Workshop, Stores | 5,162 | 479.57 | Available |
| 1st - Office | 1,043 | 96.90 | Available |
| 2nd - Ancillary | 994 | 92.35 | Available |
| Mezzanine - Stores | 364 | 33.82 | Available |
| Mezzanine - Canteen, Stores | 663 | 61.59 | Available |
| **Total** | **8,226** | **764.23** | |

## Viewing & Further Information



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