

27,846 SQ FT (2,586 SQ M)**AVAILABLE TO OCCUPY FROM JANUARY 2025****KEY HIGHLIGHTS**

- 12m eaves
- 2 level access loading doors
- 50Kn/m2 floor loading
- Secure 35m deep yard
- Fully fitted grade A office space to first floor
- 32 car parking spaces
- 4x EV charging points
- Allocated cycle parking
- EPC A+ & BREEAM 'Excellent' rating

ACCOMMODATION (GEA)

	SQ FT	SQ M
Warehouse	23,004	2,137
Offices	4,842	449
TOTAL	27,846	2,586



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DESCRIPTION

Unit 12 is a brand new Grade A semi-detached industrial unit with outstanding sustainability features, located on Verda Park in Wallingford.

SPECIFICATION

Warehouse

- 12m eaves
- 2 electrically operated level access loading doors
- Solar PV on roof, generating occupational savings
- 400kVA

External

- Secure 35m deep yard
- 32 car parking spaces
- 4 EV charging points
- Cycle parking

Reception/ First floor Offices

- Double height glazed entrance
- Passenger lift
- Fully fitted with VRF Heating/ cooling
- 1st floor kitchenette
- M, F & disabled WCs



EPC & SUSTAINABILITY

- EPC Rating A+
- BREEAM 'Excellent'

RATEABLE VALUE

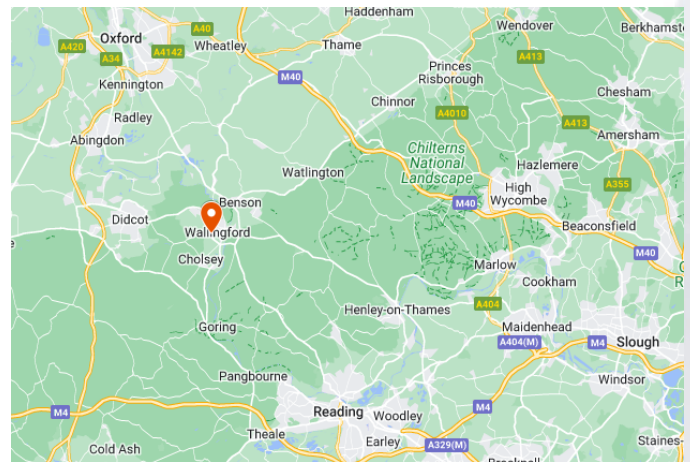
The Rateable value assigned to the premises by the VOA from 1 April 2023 is £199,000

LOCATION

Verda Park is prominently located at the western entrance of Hithercroft Estate, an established commercial area which benefits from main road frontage to the Western Bypass (A4130).

The estate benefits from excellent road access to Oxford and Reading, as well as a direct rail service to London Paddington through Cholesey Rail Station.

The park is situated within the Oxford-Cambridge 'Arc of Innovation', an area with productivity 2.6% higher than the UK average and that offers a diverse talent pool from nearby cities and top-rated universities.



TRANSPORT	DISTANCE
Cholesey Station	3 miles
M40 (Junction 6)	13 miles
Oxford	14 miles
Reading	14 miles
M4 (Junction 13)	17 miles
M25	34 miles

Source: Google Maps

TERMS

The property is available by way of either a sublet or assignment of the existing lease. Alternatively, a new lease may be available from the landlord.

LEGAL COSTS

Each party responsible for their own legal costs

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