# Unit 13, Abingdon Business Park, Abingdon, OX14 1DY

**To Let**

Industrial/ Warehouse Unit To Be Refurbished

# Unit 13, Abingdon Business Park, Abingdon, OX14 1DY

**Summary**

- EPC: C (70)
- Lease: New Lease

**Further information**

- View details on our website

**Contact & Viewings**

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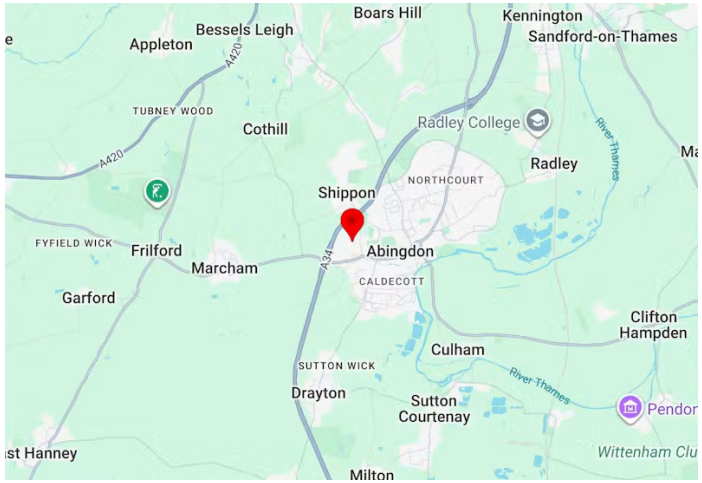

## Description

Abingdon Business Park is a 50-acre mixed use scheme set in the heart of Oxfordshire's economic and knowledge corridor. The park is prominently located adjacent to the A34 and provides a range of R&D ,office, fitted laboratory and industrial accommodation through terraces of multi-let industrial units and detached office buildings. Abingdon Business Park offers an attractive landscaped environment and first class facilities, all of which is home to a thriving business community.

## Location

An established business park set in the heart of Oxfordshire's A34 economic and knowledge corridor benefiting from fantastic travel connections

Abingdon Business Park is located directly to the east of the A34 dual carriageway, an arterial route that connects Southampton and Portsmouth to the Midlands. The A34 links with Junction 13 of the M4 at Newbury (17 miles) to the south and Junction 9 of the M40 (18 miles) to the north, providing access to the wider national motorway network. The A415, running along the southern perimeter of the property, provides an east-west route, linking with the A4074 for Reading (6.4 miles) and the A420 for Swindon (5.6 miles).

## Specifications

- 24 hour security, with personnel are based at the management centre, along with security barriers at the Park's entrances which include an automated electronic access system.
- CCTV monitored access.
- Showers and lockers are available on site for all tenants to use. A free towel service is also provided to those who wish to make use of it
- Superfast Broadband
- Marketing suite with free of charge bookable meeting rooms
- Abingdon Food trucks offers a variety of street food options with seasonal and healthy local produce
- 6.3m eaves
- First floor offices
- To be refurbished

## Drive Times

Oxford - 19 mins
Oxford Parkway - 18 mins
Didcot Railway - 19 mins
Reading - 45 mins
Newbury - 27 mins
Swindon - 47 mins
Milton Keynes - 1 hr 04 mins
Southampton - 1 hr 06 mins
Bristol - 1 hr 19 mins
Guildford - 1 hr 26 mins
Birmingham - 1 hr 28 mins
London - 1 hr 29 mins

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## Accommodation

| Description | sq ft | sq m |
|---|---|---|
| Warehouse and office space | 3,936 | 365.67 |
| **Total** | **3,936** | **365.67** |