



Key features:

- High quality existing fit out
- Raised access floor
- Suspended ceiling
- Recessed lighting
- Car parking

To Let

A Number of Office Suites within Established Business Park

From 2,310 Sq Ft (215 Sq M) - 6,156 Sq Ft (572 Sq M)

LOCATION

The Abingdon Business Park is located in the heart of Oxfordshire's knowledge corridor, some 8 miles to the south of Oxford and close to the A34 Abingdon junction. Abingdon benefits from strategic links with both the M40 and the M4 motorways, via the A34 dual carriageway. Abingdon Business Park is a secure 50 acre mixed use park benefitting from a very high quality environment and award winning landscaping.

DESCRIPTION

Windrush Court now provides a number of self-contained office suites arranged on two floors around a central courtyard. The available accommodation provides high quality self-contained office suites which benefit from the following features:-

- Open plan accommodation
- Suspended ceilings with recessed lighting
- Car parking
- Some existing fitout including meeting rooms
- Raised access floor
- Data cabling (to be split)
- Central radiator heating system
- Self-contained WC's

ACCOMMODATION

The property benefits from the following approximate net internal floor areas:-

	Sq Ft	Sq M
Unit A	4,562	423.82
Unit B/C	5,907	548.77
Units G/H	6,156	571.91
Total	16,625	1544.50

LEASE TERMS

The property will be available by way of a new full repairing and insuring sub-lease to run until May 2020. Alternatively a new lease can be arranged with the Landlord. The quoting rental of **£18.00 per sq ft** per annum exclusive.

BUSINESS RATES

Rateable Value (2018):

Unit A	£50,000
Units B/C	£66,000
Unit G/H	£80,500

2017/18 Multiplier: 0.493

All rateable values should be verified by the ingoing party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

The 2018 service charge budget is as follows:-

Unit A	£11,024 per annum
Units B/C	£14,274 per annum
Units G/H	£14,875 per annum

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

VIEWINGS

Strictly by appointment with the sole letting agents:

Tom Barton or Duncan May

VSL & Partners

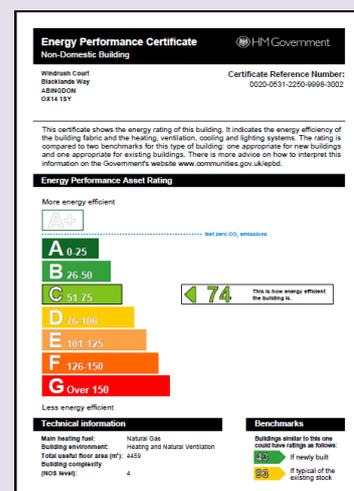
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