



- Key features:
- Detached unit with self contained yard
- Sectional steel roller shutter doors
- 6.5m clear eaves height
- 30 KN/m
- Fully fitted offices

To Let

11,722 Sq ft (1,089 Sq m) Approximately

Detached Warehouse/Industrial Facility with Two Storey Office accommodation and Self-contained Yard

01865 848488

www.vslandp.com

LOCATION

Didcot is strategically located approximate 3 miles to the east of the A34 dual carriageway on the A4130, midway between Oxford to the north and Newbury to the south, providing easy dual carriageway access to the M4 (junction 13) and M40 (junction 9) motorways. The scheme is situated within the Southmead Industrial area which is an established commercial location and home to a number of national/multi-national companies including Tesco, Norbert Dentressangle Logistics Limited, Volvo Truck & Bus and Basildon Chemicals.

DESCRIPTION

The Park 34 development comprises nine warehouse and industrial units. This two storey unit is the only detached building which sits in a prominent position at the front of the scheme and is a mixture of warehouse/industrial and office accommodation. The unit also benefits from a self contained parking and yard area. The unit benefits from:

- Detached unit
- Sectional steel roller shutter doors
- 6.5 clear eaves height
- Suspended ceilings/Recessed lighting
- Fully fitted offices with gas central heating
- Male and female WCs to the front and first floors
- Self contained yard
- Extensive on site landscaping

ACCOMMODATION

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

	Sq Ft	Sq M
Warehouse & Ground floor Offices	9,808	911
First Floor	1,914	178
Total	11,722	1,089

LEASE TERMS

The property is available on a new full repairing and insuring lease at a rent of **£8.50 per sq ft** per annum.

BUSINESS RATES

Rateable Value (2018): £67,000

2018/19 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

There is a service charge in connection with the maintenance of common parts of the Park 34 estate. Full details upon application.

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.

ENERGY PERFORMANCE CERTIFICATE

To be Commissioned

VIEWINGS

Strictly by appointment with the letting agents:

Duncan May/Tom Barton Robbie Gibbons
VSL & Partners Carter Jonas
22 Bankside
Kidlington T:01865 517000
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