



Key features:

- Covered loading bay with full height roller shutter door
- Eaves height 6 m approximately
- Good quality offices
- Storage mezzanine
- Available following refurbishment

To Let

11,614 Sq ft (1,079 Sq m) Approximately

Modern Warehouse/Production Unit on Popular Southmead Industrial Estate

LOCATION

Didcot is strategically located 3 miles to the east of the A34 dual carriageway between junction 13 of the M4 and junction 9 of the M40 motorways, between Oxford and Newbury. Easy access is therefore available to the south coast ports, the Midlands, London and the south west. Didcot Parkway Station provides a fast and efficient intercity service to London Paddington, Bristol, South Wales and beyond.

DESCRIPTION

The property comprises a modern warehouse/production unit incorporating good quality offices and covered loading bay. The unit is part of a ten unit modern industrial estate accessed from the A4130 via Collet Way and Churchward. Didcot Park is situated with the Southmead industrial area popular with distribution and R&D companies. The accommodation benefits from the following features and is currently undergoing refurbishment:-

- 3 phase power
- Separate male and female toilets on both floors
- Full height roller shutter door
- Approximately 6 metre eaves height
- Good quality offices
- Covered loading bay
- On site car parking

ACCOMMODATION

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

	Sq Ft	Sq M
Warehouse	9,074	843
Ground and first floor offices	2,088	194
Covered loading bay	452	42
Total	11,614	1,079

LEASE TERMS

The property will be available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of **£7.50 per sq ft** per annum exclusive.

BUSINESS RATES

Rateable Value (2017): £64,000
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

An estate service charge will apply. Details available 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 following the refurbishment.

VIEWINGS

Strictly by appointment with the joint letting agents:

Richard Venables/Tom Barton/Duncan May
VSL & Partners
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Kidlington
Oxford
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- June 18 SUBJECT TO CONTRACT