

Didcot Park, Southmead, Didcot, OX11 7HB

Modern Warehouse / Industrial units

7,624 sq ft – 32,462 sq ft



CURRENTLY UNDERGOING REFURBISHMENT

- 3 Phase power
- High quality offices / reception area
- Covered loading bay
- Full height roller shutter door
- 6m (20ft) to eaves

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Description

The units are of steel portal framed construction and provide modern warehouse / industrial space incorporating good quality offices and covered loading bays. The units are part of a 10 unit scheme situated in the popular Southmead estate. Local tenants include Tesco, Initial City Link, Asda and Cable and Wireless.

Location

Didcot is strategically located approximately 3 miles to the east of the A34 dual carriageway on the A4130, approximately midway between Oxford and Newbury. The A34 provides easy dual carriageway access to the M4 (junction 13) and M40 (junction 9) motorways. Didcot Parkway station provides a fast and efficient rail service to Reading (15 mins) London Paddington (45 mins approx).

Accommodation

The property has the following approximate gross internal floor areas:

3a Didcot Park	sq ft	sq m
Warehouse	9,902	920
Covered loading bay	373	35
Ground and first floor offices	2,949	273
Total	13,224	1,228

3b Didcot Park	sq ft	sq m
Warehouse	9,074	843
Covered loading bay	452	42
Ground and first floor offices	2,088	194
Total	11,614	1,079

3c Didcot Park	sq ft	sq m
Warehouse / Offices	6,522	606
Covered loading bay	367	34
First floor offices	735	68
Total	7,624	708

NB. The properties can be combined to provide up to 32,462 sq ft.

Terms

The unit is available on a new full repairing and insuring lease for a term by negotiation.

Rent

On application.

Service Charge

An estate service charge will be payable. Details on request.

Business Rates

Interested parties are advised to contact the Business Rates department of South Oxfordshire District Council (01491 823000).

VAT

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

Legal Costs

Each party to be responsible for their own legal fees incurred in this transaction.

Viewings

By prior appointment with the joint letting agents

T: 01235 862826

Parker Parr (Tim Parr)

E: tparr@parkerparr.com

Or our joint agents:

T: 0207 7087 5307

King Sturge

Draft details prepared May 10

Important notice: all premises are offered subject to contract and availability. These particulars are issued without responsibility on the part of Parker Parr, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitutes part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves to any matter concerning the premises by inspection, independent advice or otherwise. Neither Parker Parr nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.

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