

TO LET

Unit D, Southmead Industrial Estate, Didcot, OX11 7WB

End of Terrace Warehouse – 9,069 sq ft

Available by way of an assignment or surrender and new direct lease

Corep 



Summary

- Modern Warehouse Units
- Excellent Location
- Clear eaves height 7.5m
- Excellent Parking Ratio
- Prominent, end of terrace unit
- EPC – C 73
- Demised WCs
- Full height loading door
- Available Immediately (STC)
- 9,069 sq ft
- Available via assignment
- Price on application

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TO LET

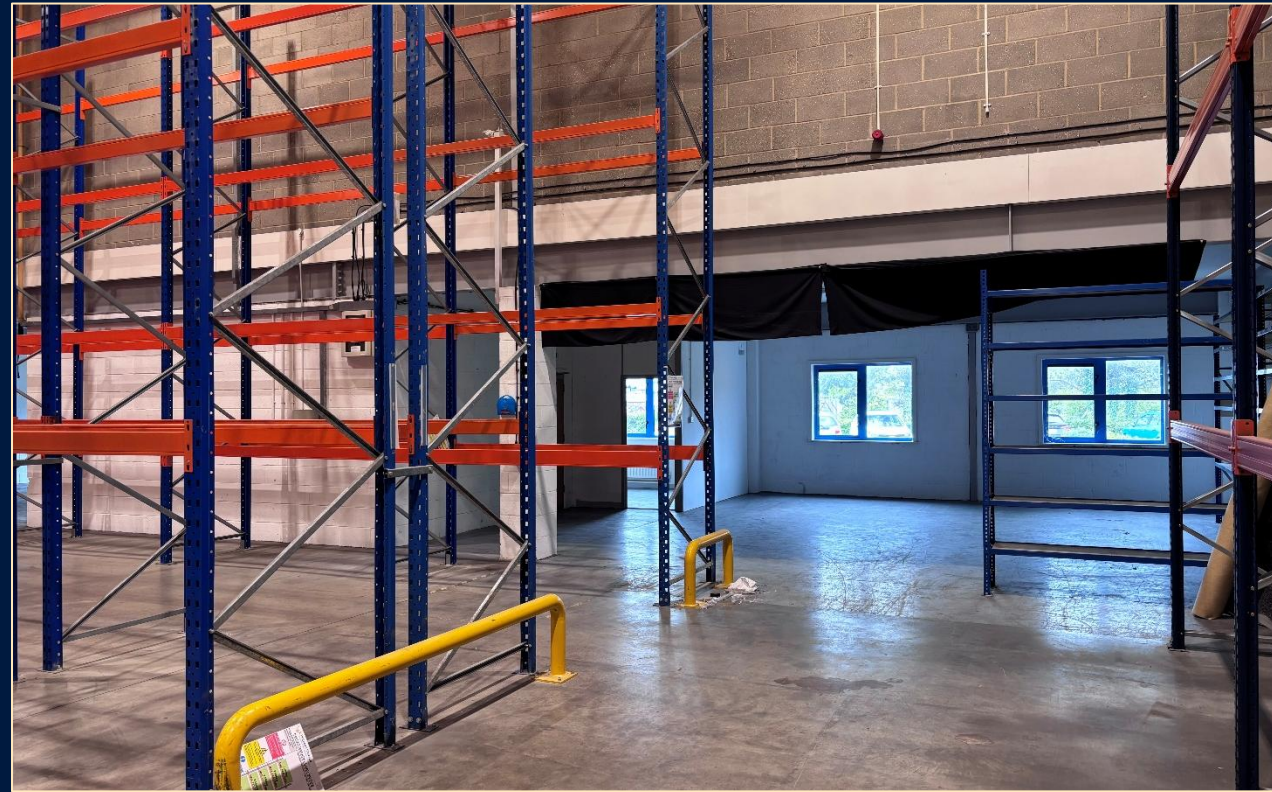
Southmead Industrial Estate, Didcot
Warehouse – 9,069 sq ft



Disclaimer:
These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intended purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. February 2026.

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Warehouse – 9,069 sq ft



DESCRIPTION

Built in 2000, Park 34 comprises nine modern warehouses set within a secure site. The subject property, Unit D, is current leased to VitrA and is now available by way of an assignment or surrender and regrant., subject to landlord consent. The subject property provides excellent warehouse accommodation which is currently fully racked. The office space is in need of some modernisation but this can be agreed as part of the overall transaction.

The warehouse is of steel portal frame construction and has an eaves height of 7.5m and has good HGV access. The building has a single, full height loading door as well as a separate, prominent entrance for visitors and staff.

The Office Specification Includes:

- Suspended Ceiling with 600 x 600 modular lighting
- Open plan
- Perimeter trunking
- Demised W/C's

LOCATION

Didcot is a fast-growing town in Oxfordshire. Historically, a Railway Town due to its Branch Line infrastructure providing access to London, Oxford, the South West and the North, Didcot is well connected despite its relatively remote location sitting in the middle of Oxford, Newbury and Reading.

With quick access to the A34, both the M40 and M4 Motorways are within a short drive which when pared with its fast and frequent Railway services, has seen the Town increase in popularity as we move through the 21st Century.

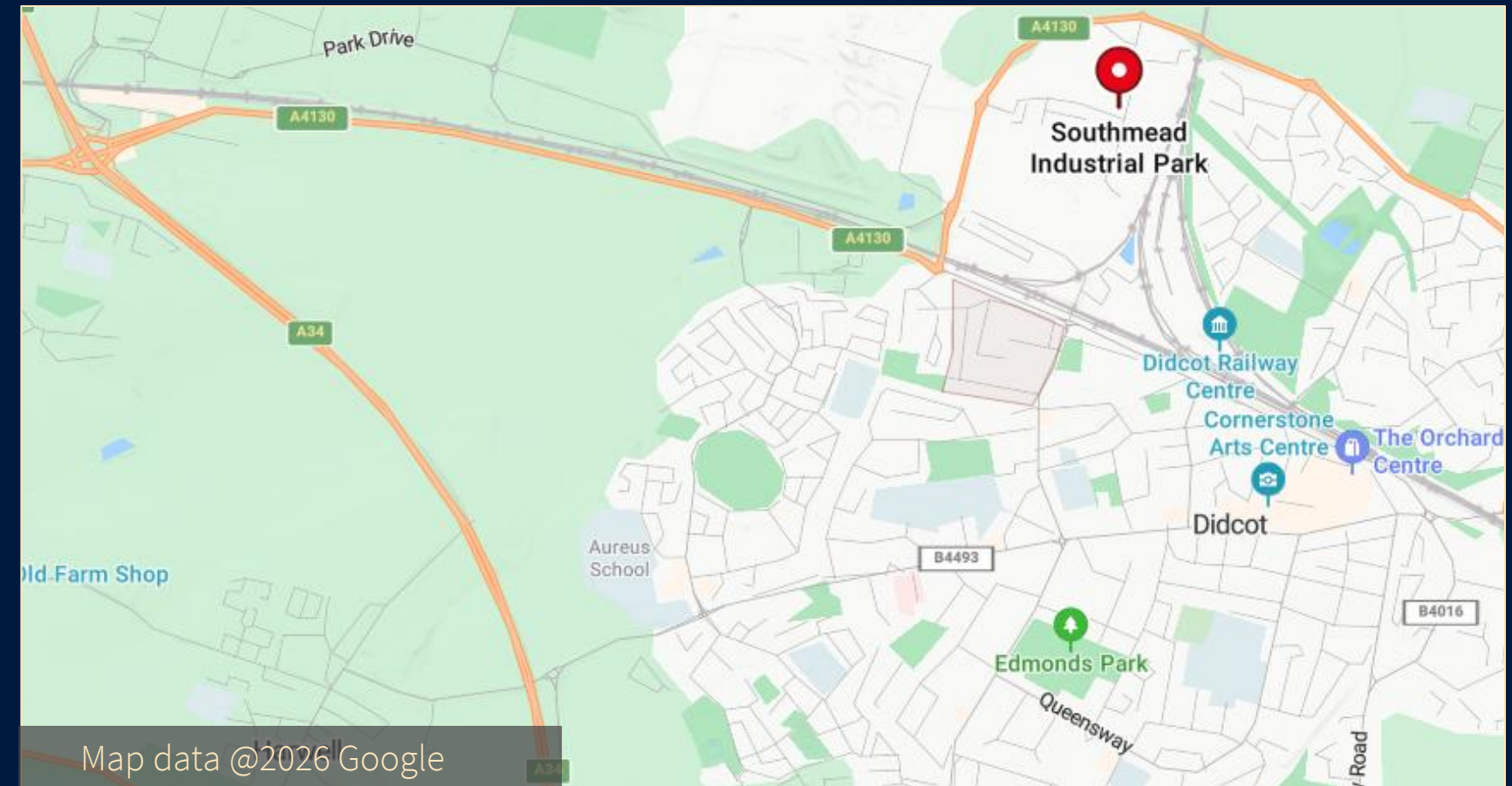
The subject property is located approximately 1 mile from Didcot mainline station which provides fast and frequent train services to London, the Southwest and the Midlands.

VIEWINGS

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TERMS

Available via an assignment or by way of a surrender and new direct lease from the Landlord. The lease has a contractual term until 2032 but is subject to a Tenant only break on 7th November 2027. All negotiations are subject to contract and Superior Landlord Consent.

Passing Rent	Business Rates (estimated)	Service Charge
£79,354	£45,510	£9,000 (est)

LEGAL COSTS

Each party to bear their own legal cost.

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