

UNIT 6 LIBRARY AVENUE

Harwell Science & Innovation Campus, Didcot **OX11 0SG**

TO LET



1,882 SQ FT
(175 SQ M)

Self Contained Modern Office or R&D Space on
Established Science Park

**Lambert
Smith
Hampton**

Description

The property is a mid terrace unit arranged over ground and first floors, each floor offers open plan accommodation with meeting rooms. The self contained building offers competitively priced, with excellent connectivity.

Unit 6 Library Avenue is situated at the heart of Harwell's Space Cluster. The campus is a place where global professionals choose to work, with amenities including nurseries, sports facilities, cafés, post office, mini supermarket, weekly pop-up food stalls and attractive.

Specification

- 100A 3 Phase Power
- 6 Car Parking Spaces with Ample Free Parking Nearby
- Recently Refurbished with Kitchenette
- LED Lighting
- Adjacent to National Laboratory Facilities
- WCs on Each Floor



Location

Harwell is located in beautiful countryside just south of Oxford, one of the fastest growing cities in the UK. Oxford city centre is just over 20 minutes drive away, Heathrow is 55 minutes by road, and nearby Didcot Parkway station connects you to London Paddington in just 42 minutes. Crossrail and the upgrade of Didcot Parkway makes possible to reach central London in an hour.

Accommodation

	Sq Ft	Sq M
First Floor	938	87
Ground Floor	944	88
TOTAL (NIA)	1,882	175



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Additional Information

EPC

Due to be reassessed, previously EPC B.

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£45,000 Per Annum

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the sole agents.

Contact

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