



BUSINESS PREMISES SUITABLE FOR A VARIETY OF USES

1884 SQ.FT. (175 SQ.M).

TO LET

**UNIT 4 RADLEY ROAD INDUSTRIAL ESTATE, ABINGDON,
OX14 3RY**

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LOCATION

- The property is situated in a prominent position towards the front of Radley Road Industrial Estate.
- It is only a short distance to the north of Abingdon Town centre and therefore only about 5 minutes' drive to the A34..
- Radley Road Industrial Estate is a well established business location
- Abingdon itself is a popular and expanding market town in South Oxfordshire benefitting from its proximity on the River Thames. The town has a population of approximately 36,000.

DESCRIPTION

- Unit 4 comprises an end terrace unit in a terrace of three similar properties of brick construction to about half height with corrugated cladding above.
- The units have an eaves height about 12 feet and loading doors of around 8 feet height.
- Gross internal floor area 1,884 sq.ft. (175 sq.m) .
- There is car parking to the front of the premises providing ample staff and visitors car parking.
- There has been a mezzanine floor added by the outgoing tenant that may be available by request

PLANNING

We have not made formal enquiries of South Oxfordshire District Council but understand that the premises currently sit withing use class E.

RATEABLE VALUE

The rateable value under the 2023 list is;
Unit 4 £15,750

This is NOT the rates you pay.

EPC

The premises currently has an EPC rating of B

TERMS

The premises are to be let by way of a new, effective full repairing lease for a term to be agreed at a commencing rent for individual units £21,000 per unit per annum exclusive of all other outgoings.

There will be a minimum three month rent deposit required at the commencement of the lease.

VAT

All figures quoted exclude VAT where applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment through Bruce Raybould

07940 011438

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