

UNIT 5

Moorbrook Industrial Estate, Didcot **OX11 7HP**

TO LET



6,446 SQ FT
(599 SQ M)

Modern Industrial / Warehouse Unit

**Lambert
Smith
Hampton**

Unit 5, Didcot OX11 7HP

Description

Unit 5 comprises a mid-terrace self contained industrial/warehouse unit of steel portal frame construction with part brick and part steel profile cladding. The two storey brick office element at the front of the property provides high quality office accommodation.

The unit was fully refurbished in 2021 and received a further redecoration in 2023.

ACCOMMODATION	Sq Ft	Sq M
Warehouse	4,381	407
Ground Floor Offices	1,033	96
First Floor Offices	1,033	96
TOTAL (GIA)	6,446	599

Specification

- 12 On-Site Parking Spaces
- Clear Internal Eaves of 5m
- 3 Phase Power
- Surface Level Door with Roller Shutter
- Ground and First Floor Offices
- Separate Male, Female and Disabled WCs

Location

Moorbrook is located on the Southmead Industrial Estate to the west of Didcot. Didcot is in close proximity to the A34 providing direct access to the M4 and M40, the unit also offers excellent rail connectivity from Didcot Parkway to London Paddington and Oxford.

EPC

EPC Rating: C (57)

Terms

The lease is available by way of assignment or sublease, further details available on request.

Rent

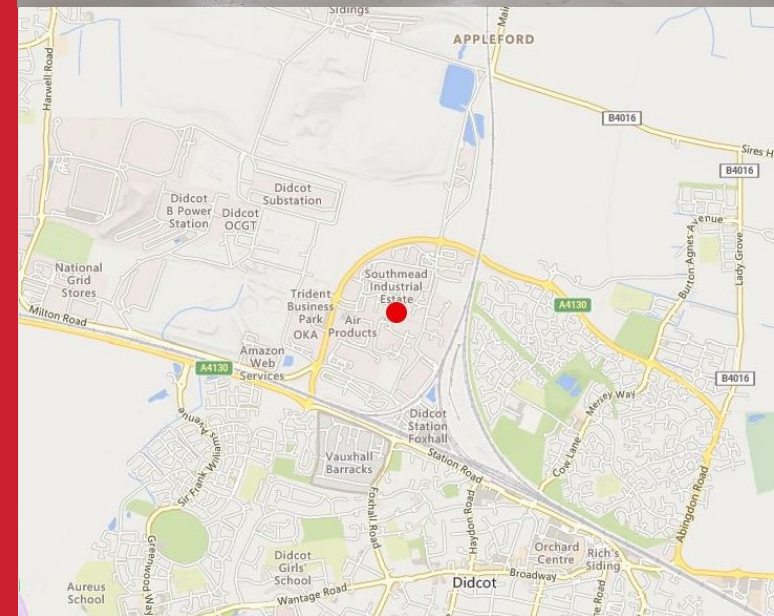
On Application

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.



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Viewings

By prior appointment only.

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