



**Trident Business Park, Basil Hill Road, Didcot, Oxon  
OX11 7HJ**

From 1,307 sq ft (121.5 sq m) to 9,487 sq ft (881.3 sq m)

**Subject to contract**

- Roller Shutter Doors
- Excellent Transport Links
- New Lease(s) Available.
- Allocated Parking/ Yard

## Location

Trident Business Park is located just off Basil Hill Road in Didcot between Southmead and Milton Park, within 2 miles (3 km) of the A34 and within easy reach of the M4 (J13) and the M40 (J8A).

## Description

The business park provides a mix of modern and refurbished industrial and trade counter accommodation. Building 3 is currently undergoing a refurbishment and sub-division to provide quality industrial/ trade accommodation. The completed units will benefit from roller shutter doors, mains services and allocated parking/ yard.

## Accommodation

We calculate the following approximate gross internal areas:

### Building 3

From 1,307 sq ft (121.5 sq m) to 9,487 sq ft (881.3 sq m).

## Business Rates

Rates will be reassessed upon completion of refurbishment.

Rates payable are a proportion of the rateable value.

## Use

We understand that the units have consent for B2 & B8 use classes.

## Tenancy

The units are offered to let on new, effectively full repairing and insuring lease for a term of years to be agreed.

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Value Added Tax

We are advised the rental is subject to vat.

## EPC

Awaiting assessment.

## Viewing

By appointment with:  
Oliver Workman/ Joe Cohen.

[Oliver@thponline.co.uk](mailto:Oliver@thponline.co.uk)

[Joe@thponline.co.uk](mailto:Joe@thponline.co.uk)

Or contact our joint agents CBRE.



Internal Image. (Building 3)