



**Unit 1A, Trident Business Park, Basil Hill Road,
Didcot, Oxon OX11 7HJ**

From 5,351 sq ft (497.1 sq m) to 6,599 sq ft (613.1 sq m)

Subject to contract

- Main Road Visibility
- Excellent Transport Links
- Roller Shutter Door

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). Unit 1A is the first unit on the right upon entering the estate.

Description

The business park provides a mix of modern and refurbished industrial and trade counter accommodation. Unit 1A comprises a modern terraced industrial unit with rear mezzanine and potential for additional office accommodation. The building offers excellent main road visibility and would be suitable for trade counter occupiers. Internally the Property benefits from a rear mezzanine, minimum eaves height of 5.5m and WCs. There is currently an opening through to the neighbouring office complex which provides additional office accommodation, this opening can be blocked up or retained depending upon a prospective tenant's requirement. Externally there is a yard/parking and direct access from the estate road.

Accommodation

We calculate the following approximate gross internal areas:

Unit 1A

Ground Floor	- 3,982 sq ft (369.9 sq m)
Mezzanine	- 1,369 sq ft (127.2 sq m)
TOTAL (without offices)	- 5,351 sq ft (497.1 sq m)

Additional GF Offices	- 1,248 sq ft (116.0 sq m)
TOTAL (with offices)	- 6,599 sq ft (613.1 sq m)

Use

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

Business Rates

We understand the following assessment has been made; Rateable Value - £34,250 (source: gov.uk)

Rates payable are a proportion of the rateable value. Please contact the local authority for more information.

Tenancy

The unit is available on fully repairing and insuring terms to be agreed with a quoting rent of £85,600 per annum, exclusive. Should the additional offices be required the quoting rent will rise to £105,600 per annum.

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

The Property has been assessed with a rating of D-84.

Viewing

By appointment with:
Oliver Workman/ Joe Cohen.
Oliver@thponline.co.uk
Joe@thponline.co.uk

Or contact our joint agents CBRE.