

# FIRST FLOOR STRATTON COURT

1 Kimber Road, Abingdon OX14 1SG

TO LET



**2,500 - 6,000 SQ FT**  
(232 - 557 SQ M)

High quality office accommodation with ability to convert for CL2 Labs

**Lambert  
Smith  
Hampton**

# First Floor Stratton Court, Abingdon OX14 1SG

## Description

Suites are available from 2,500 sq ft.

Stratton Court is a high quality office building with the ability to convert for Lab use. The open plan first floor provides modern office accommodation with air conditioning, raised access floors and Cat 2 lighting. The first floor offers self contained WCs and Shower.

The property offers excellent car parking at a ratio of 1:238, and good communications to both the A34 and Abingdon Town Centre. There is ample amenity locally and a gym on the business park.

ACCOMMODATION	Sq Ft	Sq M
First Floor	6,000	557
<b>TOTAL (NIA)</b>	<b>6,000</b>	<b>557</b>

## Specification

- Ability to convert for CL2 Labs
- Suspended ceiling and Cat 2 lighting
- Raised access floors
- Fully air conditioned
- Heart of Oxfordshire's Life Science Clusters

## Location

The property occupies a prominent location just off Nuffield Way approximately 1/4 mile from the A34 Marcham Road Interchange. Also conveniently situated in proximity to the Abingdon Business Park. The property is well situated with direct access to Oxford and Newbury via the A34.

## EPC

C (63)

## Terms

The leasehold is available directly from the landlord on terms to be negotiated.

## Rent

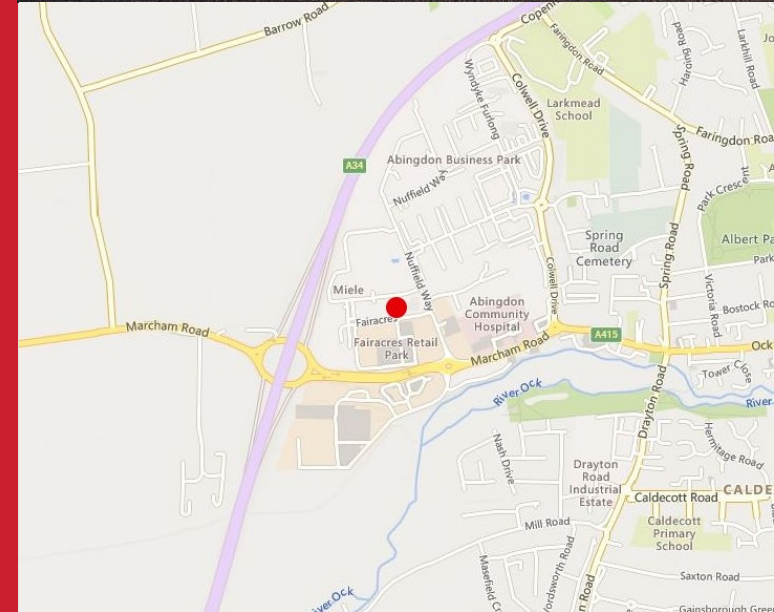
On Application

## Business Rates

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://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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