

To Let

Detached Warehouse/Industrial Facility

CBRE

Unit E Park 34 Didcot OX11 7WB

11,722 Sq Ft (1,089 Sq M) Approx



Unit E Park 34 Didcot OX11 7WB

OVERVIEW

The Park 34 development comprises nine modern warehouse and industrial buildings set within a secured site. The park is strategically located approximate 3 miles to the east of the A34 dual carriageway on the A4130, midway between Oxford to the north and Newbury to the south, providing easy dual carriageway access to the M4 (junction 13) and M40 (junction 9) motorways.

Unit E is the only detached building which sits in a prominent position to the front of the scheme and comprises a mix of warehouse/ industrial with high grade office accommodation. The scheme is situated within the Southmead Industrial area which is an established commercial location and home to a number of national/multi-national companies including Tesco, Basildon Chemicals and Vitra.

SPECIFICATION

The unit is constructed to a high standard and has been cleverly designed to provide separation between the offices and warehouse Element. Unit E benefits from the following features:-

- 7.5m clear height to haunch
- 30kN/m2 floor loading
- Clear space warehouse space with existing racking available by separate negotiation
- Additional mezzanine facility link to first floor offices
- Rear level access loading door provision
- 21 car spaces
- Refurbished offices to include new lighting, meeting provision and air conditioning
- Ground floor staff break out room
- EPC – The property rating is 91D

TERMS

The unit is available on a new lease direct from the landlord. The quoting rent is £147,500 per annum exclusive plus VAT.

SERVICE CHARGE

There is a service charge to cover the maintenance of common areas. Further details available shortly.

VAT

All prices and other costs quoted are exclusive of VAT.

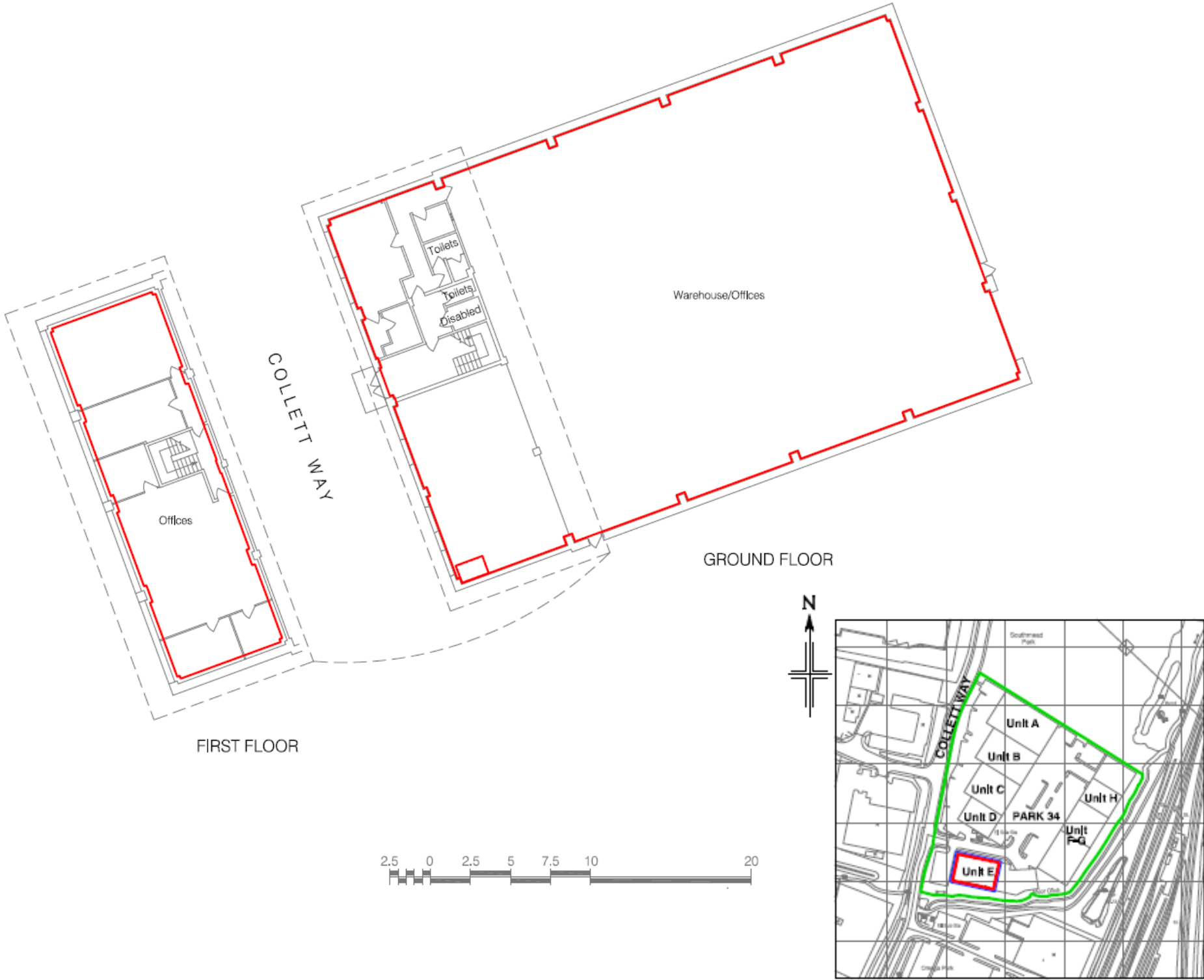
AREAS

Accommodation	Sq Ft	Sq M
Warehouse & Ground floor offices	9,808	911
First Floor	1,914	178
Total	11,722	1,089

There is an additional mezzanine area that provides a further 803 sq ft (74 sqm) of storage accommodation. This area can be removed if required by an ingoing occupier.



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