

Avalon House Marcham Road
Abingdon OX14 1TZ

VSL



Key features:

- Prominently positioned on access road to Tesco and Hilton Garden Inn
- Well located just off the A34
- To be refurbished
- Flexible lease terms available
- Ample car parking spaces

To Let - Commercial Unit

2,887 - 6,543 Sq ft (268 - 608 Sq m) Approximately

Very prominent commercial unit suitable for a variety of different uses

01865 848488

www.vslandp.com

LOCATION

Abingdon is situated approximately 8 miles south of Oxford city centre and to the east of the A34 which links with the M4 (Junction 13) and M40 (Junction 9) motorways. The property is prominently located off the main access road to Tesco and the Hilton Garden Inn. It is also conveniently located 0.4 miles from the A34 Abingdon south junction, immediately adjacent to Tesco. The attractive and historic town of Abingdon is approximately one mile east.

DESCRIPTION

The property comprises a two storey mixed use building of traditional construction with brick elevations under a pitched tiled roof. The property is due to be refurbished and benefits from the following:-

- Glazed frontage
- Flexible open plan space
- Good car parking allocation
- Suitable for a variety of uses
- Prominent location to the A34

ACCOMMODATION

The premises provide the following approximate gross internal areas:-

Unit 1	Sq Ft	Sq M
Ground floor	2,887	268
First floor	3,656	340
Total	6,543	608

LEASE TERMS

The accommodation is available either as a whole or in part by way of a new full repairing an insuring lease for a term of years to be agreed at a quoting rental of **£16.95 per sq ft.**

BUSINESS RATES

Rateable Value (2017): £75,000

2020/21 Multiplier: 0.512

Rateable values should be verified by the incoming party with the Local Authority. Further information from

www.voa.gov.uk

SERVICE CHARGE

A service charge will be levied to cover the cost of maintenance, upkeep of common parts, heating and any shared services.

VAT

We understand the property is not VAT registered and any transaction will **NOT** therefore be subject to VAT. .

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE

To be commissioned

VIEWINGS

Strictly by appointment with the sole letting agents:

Duncan May/Will Davis

VSL & Partners

22 Bankside

Kidlington

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SUBJECT TO CONTRACT

updated: March 21