

unit 11 eyston way

NUFFIELD WAY INDUSTRIAL ESTATE ■ ABINGDON ■ OX14 1TR

CANMOOR



Prime Industrial/Warehouse/Trade Unit 8,892 sq ft (826 sq m) **TO LET**

- Prominent trade counter location
- Adjacent to the new Fairacres Retail Park
- Modern refurbished unit ready for occupation
- 6m eaves height
- Large demised yard area
- High profile local occupiers

NEARBY
OCCUPIERS
INCLUDE:



ABINGDON

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LOCATION

Abingdon in Oxfordshire lies to the north-east of Swindon, the south-west of Oxford and to the north-west of Reading. The A34 links Abingdon to Junction 13 of the M4, the A40 and thereafter Junction 9 of the M40. The estate is located within the primary commercial/industrial area of the town.

DESCRIPTION

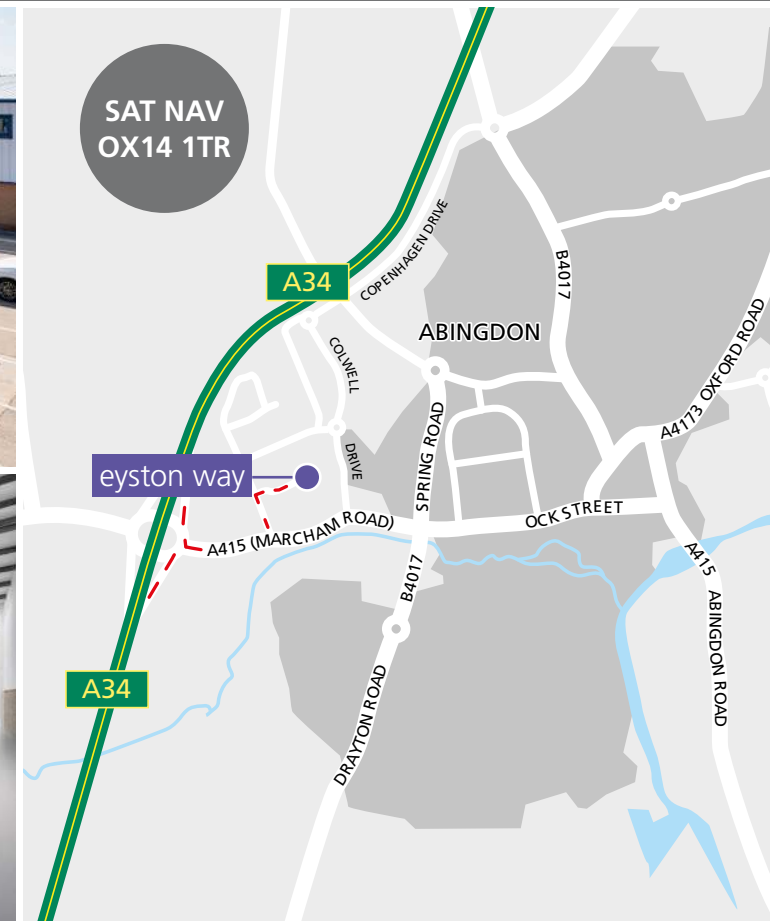
11 Eyston Way, Abingdon comprises a mid-terrace industrial/warehouse unit located on the established Nuffield Way Industrial Estate.

Features include:

- Two loading doors
- Large loading and car parking areas
- Fitted first floor offices
- Insulated steel roof
- 6m eaves
- Close to Screwfix and other trade users

ACCOMMODATION

Unit 11	sq ft	sq m
Warehouse	7,074	657.2
Ground Floor Offices	909	84.4
First floor Offices	909	84.4
Total	8,892	826.0



TERMS

New FRI lease available with terms subject to negotiation.

EPC

EPC Rating:
C 66

FURTHER INFORMATION

For further information, please contact the joint sole agents:

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