

# SUITE 6 HITCHING COURT



Laboratory - To Let

 **ABINGDON**  
BUSINESS PARK - OXFORDSHIRE

OX14 1DY

SELF CONTAINED CL2  
LABORATORY - AVAILABLE NOW

[www.abingdonbusinesspark.co.uk](http://www.abingdonbusinesspark.co.uk)





## DESCRIPTION

Hitching Court comprises a detached two storey office / lab building. The available Suite is located on the ground floor and has been fully refurbished to provide a self-contained CL2 lab facility of 2,960 sq ft.

AVAILABILITY	SQ FT	SQ M
SUITE 6	2,960	275

## SPECIFICATION

Following completion of the works, the specification of the unit will be as follows:



VINYL FLOORS



TECHNICAL WIPE  
CLEAN WALLS



WIPE CLEAN  
CEILING TILES



BENCHING



NEW M&E  
PROVIDING UP  
TO 6 AIR CHANGES  
PER HOUR



PUMPED  
DRAINING



VULCATHENE  
DRAINAGE



PERIMETER  
TRUNKING





## LOCATION

Abingdon Business Park (OX14 1DY) benefits from fantastic travel connections. Located within half a mile of the A34 which in turn links to the M40 (18 miles) and M4 (17 miles) motorways.

Didcot Parkway and Oxford mainline train stations are both within 10 miles from where London Paddington can be reached in 45 minutes and Birmingham New Street can be reached in 72 minutes.

## TRAVEL DISTANCES / TIMES

	Distance (miles)	Distance (minutes)	Walking (minutes)
Town Centre	1.0	5	20
Tesco	0.6	3	10
Fairacres Retail Park	0.3	1	3
A34	0.6	3	-
M40 (J9)	18	20	-
M4 (J13)	17	17	-
Oxford city Centre	8	17	-

### All enquiries

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### Aset managed by

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### Investor

**ROYAL LONDON**

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