21 BLACKLANDS WAY
ABINGDON BUSINESS PARK

ABINGDON
OX14 1DY

TO LET

LIGHT / INDUSTRIAL UNIT

31,904 SQ FT (2964 SQ M)

- Two powered roller shutter loading doors
- Clear eaves height approx 6.5m
- Strategic location close to A34

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LOCATION
21 Blacklands Way is located within the established Abingdon Business Park, a development of B1 office, light industrial and research and development accommodation. The business park enjoys a strategic location situated on the western edge of Abingdon approximately 6 miles south of Oxford just a short distance from the A34 providing excellent access to both the M40 and M4 Motorways.

DESCRIPTION
Light industrial/warehouse unit that is a detached building of steel portal frame construction with flat profile clad elevations, under a dual pitch profile clad roof with clear Perspex roof lights providing a good level of natural light. Internally there is a block of 2 storey offices and also a further area of steel mezzanine.

The property benefits from the following:

- Loading yard to the rear
- Parking around the unit
- Gas heating throughout
- Two powered roller shutter loading doors
- Clear internal height approx 6.5m

ACCOMMODATION
The property comprises a net internal area of:

Ground Floor:	27,459 sq ft (2,551 sq m)
First Floor:	3,541 sq ft (329 sq m)
Mezzanine:	904 sq ft (84 sq m)
Total area:	**31,904 sq ft (2964 sq m)**

TERMS
The property is held on an FRI lease expiring 24 March 2015. The current rent is £179,150 per annum exclusive.

The lease is available by way of assignment, alternatively a sub lease will be considered.

BUSINESS RATES
The 2010 Rateable Value is £157,000
www.voa.gov.uk

SERVICES
An estate service charge is levied by the Landlord to recover a proportion of Park maintenance charges. Full details on request.

VAT
All figures quoted may be subject to VAT.

LEGAL COSTS
Each party is to bear their own costs

For more information or to view please contact:

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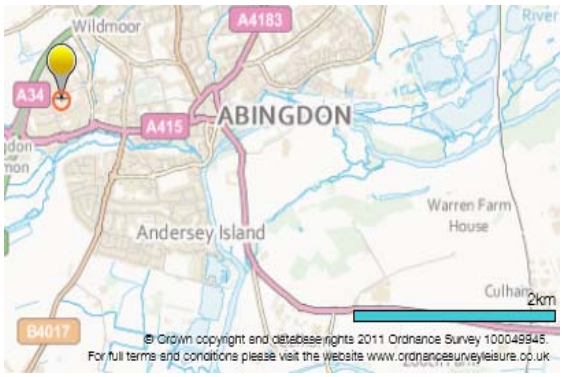
SUBJECT TO CONTRACT



EPC
An Energy Performance certificate is available to download at

https://www.ndepcregister.com/direct/report/0693-2797-7430-1190-5003

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