UNIT 6, THE TERRACE
HARWELL BUSINESS PARK
HARWELL OXFORD
OX11 0SG

FOR SALE/TO LET

SELF CONTAINED TWO STOREY OFFICES

1,900 SQ FT (177 SQ M)

£33,250 PA / POA

T: 01865 240001
Elms Court, Botley, Oxford, OX2 9LP
E: ejewson@kempandkemp.co.uk
www.kempandkemp.co.uk

- Self contained two storey offices
- Established and expanding Science/Business Park
- Less than 1 mile to A34 Euro Route

LOCATION
The Terrace is located within the Harwell International Business Centre which is Oxfordshire's largest business and technology park. The Terrace is situated opposite the Diamond Synchrotron which is accessed off Fermi Avenue. Harwell Oxford is located off the A4185 less than a mile from the A34 Chilton junction providing excellent access to both the M4 (10 miles) and M40 (23 miles). A comprehensive public transport system serves the Campus with regular bus services to Abingdon, Didcot, Oxford and Wantage.

DESCRIPTION
Unit 6 The Terrace comprises a self contained two storey office building which benefits from the following:

- Lobby entrance area
- Suspended ceiling with integral Category 3 lighting
- Disabled WC and unisex WC
- 6 car parking spaces
- Raised access floors
- Gas central heating
- Campus location with access to a range of amenities

Current occupiers of The Terrace include Elementa, Newport, AML and Aurora.

ACCOMMODATION
The unit comprises a net internal floor area of 1,900 sq ft (177 sq m) approximately.

OUTGOINGS

Business Rates
2010 RV: £23,500
2011/2012 multiplier 0.433
2012/2012 multiplier 0.458

All rateable values should be verified with the Local Rating Authority. Further information from www.voa.gov.uk

Service charge information on application.

TERMS
The unit is offered either for sale, price on application, or to let on a lease length to be agreed at £33,250 per annum exclusive.

VAT
All figures quoted above are exclusive of VAT which will be charged on the price or rent.

LEGAL COSTS
Each Party to bear their own legal costs in this matter.

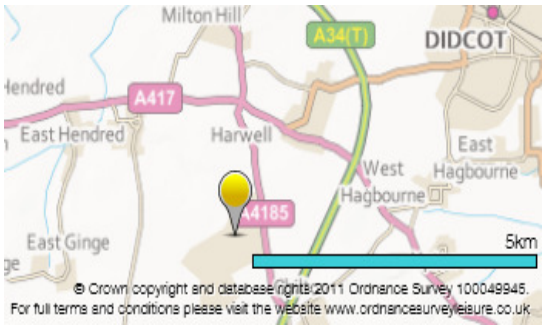
EPC
An Energy Performance certificate is available to download at:

https://www.ndepcregister.com/direct/report/0940-8970-0312-0930-3094

For Further information please contact the joint selling agents:

Emma Jewson
Kemp & Kemp
T: 01865 240001
E : ejewson@kempandkemp.co.uk

Or
Richard Venables
VSL & Partners
T : 01865 848488
E : rvenables@vslandp.com



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