TO LET / FOR SALE

Carter Jonas

102 OCK STREET
ABINGDON
OXFORDSHIRE
OX14 5DH

Modern offices with car parking close to Abingdon town centre

- 756 sq.ft / 70.27 sq.m
- Available either on a leasehold or freehold basis
- Central Location
- On-site parking spaces

LOCATION

Abingdon is one of England's oldest market towns with a thriving town centre that benefits from a wide range of retail and leisure facilities. The town is located in the heart of Oxfordshire's economic and knowledge area in close proximity to Oxford, Milton Park, Didcot and Harwell.

Abingdon is located approximately 6 miles south of Oxford and approximately 1.3 miles to the east of the A34. The A34 provides direct access to the M4 (J19) and M40 (J9).

Didcot main line railway station is located approximately 6 miles to the south, providing links to both London Paddington to the east and Bristol to the west. Abingdon also benefits from regular bus services to Oxford and Didcot.

The property is situated fronting Ock Street, the main arterial road linking the High Street and the A34 junction to the west. The neighbouring properties are a mix of retail, office and residential users.

DESCRIPTION

The offices comprise part of a modern self-contained office development with the subject property comprising ground, first and second floors, originally built as offices, now used as a personal training/gym facility. The accommodation benefits from good natural light.

Situated only a short distance from the Town Centre of Abingdon.

The offices are accessed from the street frontage, with parking at the rear.

ACCOMMODATION

The property has the following approximate Net Internal floor Areas:

	Sq M	Sq Ft
Grd Flr – Office/Kitchen/Store	26.35	283
First Flr – Office	23.97	258
Second Flr – Office	14.52	156
Second Flr – below 1.5m	5.43	59
TOTAL	70.27	756

TERMS

The property is available by way of new lease, at a rent of £12,663 per annum, which equates to £16.75 psf.

Alternatively, the freehold of the property is available, quoting offers in excess of £151,200.

RATEABLE VALUE

Rateable Value: £7,400

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

VAT

VAT to be confirmed.

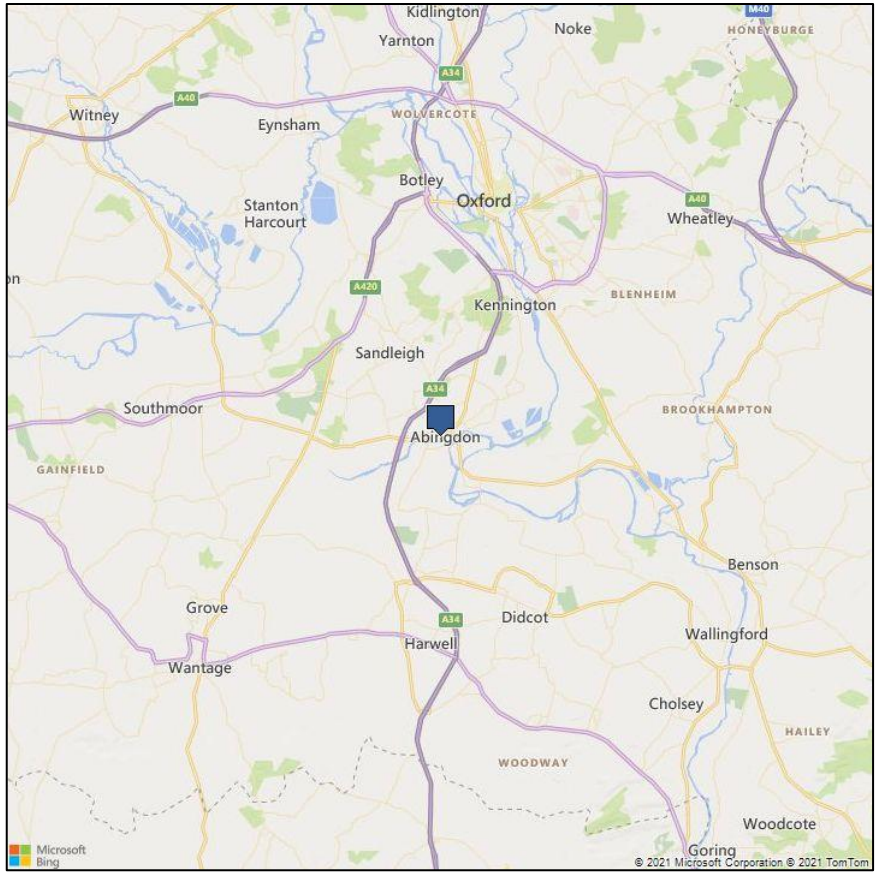
EPC

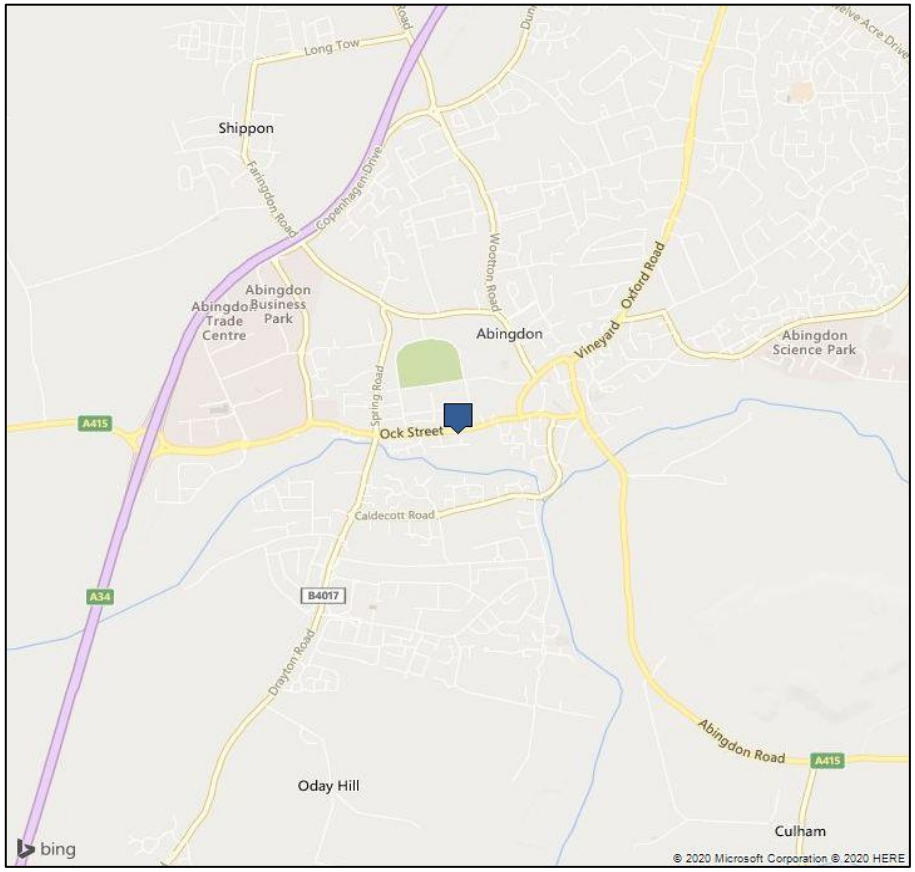
To be re-assessed.

LEGAL COSTS

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

23.03.21





Viewing by appointment, contact

Edward Lifely
Edward.lifely@carterjonas.co.uk
Tel: 01865 404459

Archie Rettie
Archie.rettie@carterjonas.co.uk
Tel: 01865 404430

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

IMPORTANT INFORMATION

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