

NuffieldCentrum

Abingdon, Oxfordshire, OX14 1RL

TO LET: 9,093 sq ft approx

Warehouse/production unit
in Established Location

22

EXTENSIVELY REFURBISHED



KEY FEATURES:

- New roof
- 5.75m eaves height
- Apex 6.35m
- Loading door
- Service access and yard
- Ancillary offices & welfare

LOCATION

22 Nuffield Centrum is situated on Nuffield Way on the Western outskirts of Abingdon. Nuffield Way is the Primary industrial / trade area for the town and is only 0.5 miles from the A34, the Marcham interchange, which provides direct access to the M4 at Junction 13 to the South and to the M40 motorway at Junction 9 to the North. The property is located approximately 6 miles south of Oxford.

DESCRIPTION

Unit 22 comprises a mid terrace warehouse / industrial unit of steel portal frame construction with part brick and profile metal sheet cladding elevations under a pitched clad roof. The unit provides full height glazing to the front with good quality offices on the ground floor with ancillary warehouse/ industrial space that would also suit trade and traditional warehouse/industrial users.

BENEFITS INCLUDE:

- 5.75m eaves height
- Automated overhead sectional door
- Composite roof panels & roof lights
- Male, female and disabled WCs
- First floor storage
- Kitchen facility
- Ground floor office with suspended ceilings and lighting

ACCOMMODATION

The property comprises the following approximate Gross Internal floor areas:

	Sq ft	Sq m
GF warehouse	7,273	675.66
GF offices/welfare	937	87.03
1F offices	883	82.05
Total	9,093	844.74

LEASE TERMS

The property is available to let on the basis of a new lease at a quoting rent £9.25 per sq ft per annum exclusive.

SERVICE CHARGE

Details available on application.

OUTGOINGS

Business Rates

2020 RV: To be assessed (Warehouse & Premises)

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

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

The ingoing tenant will be responsible for their own legal costs in respect of this transaction.

VIEWINGS

Strictly by appointment with the joint sole letting agents:-



Tom Barton
E: tbarton@vslandp.com

Duncan May
E: dmay@vslandp.com



Tim Parr
E: tparr@parkerparr.com

SUBJECT TO CONTRACT



VSL & Partners and Parker Parr, for themselves and for the Vendors or Lessors of the property whose agents they are give notice that i) these particulars are given without the responsibility of VSL & Partners and Parker Parr or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) VSL & Partners and Parker Parr cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of VSL & Partners and Parker Parr has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) VSL & Partners and Parker Parr will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. SEPTEMBER 2020.

Energy Performance Certificate HM Government
Non-Domestic Building

Zircotec Ltd
22 Nuffield Way
ABINGDON
OX14 1RL

Certificate Reference Number:
0491-0707-0330-3990-6503

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

97 This is how energy efficient the building is

<p>Technical Information</p> <p>Main heating fuel: Natural Gas</p> <p>Building environment: Heating and Natural Ventilation</p> <p>Total useful floor area (m²): 845</p> <p>Assessment Level: 3</p> <p>Building emission rate (kgCO₂/m² per year): 65.69</p> <p>Primary energy use (kWh/m² per year): Not available</p>	<p>Benchmarks</p> <p>Buildings similar to this one could have ratings as follows:</p> <p>31 If newly built</p> <p>97 If typical of the existing stock</p>
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