

# TO LET

# Carter Jonas



**GROUND FLOOR  
302 ABINGDON ROAD  
OXFORD  
OXFORDSHIRE  
OX1 4TE**

**Self Contained Roadside Unit with yard  
Suitable for Motor Trade**

- 6,637 sq.ft (616.59 sq.m)
- Prominent Roadside Position
- 1,635 sq ft Secure Yard
- 3 Phase Power Supply
- Roller Shutter Access

## LOCATION

The property is located on Abingdon Road, the main southern route into the city of Oxford. It is approximately a mile from the city centre and is supported by a major bus route, on which the Redbridge Park and Ride has regular services.

The Abingdon Road runs to the southern bypass and thereafter the A34. The property is approximately 1.7 miles from Oxford train station, which provides regular service to London, Birmingham and the South West.

## DESCRIPTION

The building is a roadside business unit fronting on to the Abingdon Road, benefitting from the daily throughfare traffic.

Comprising of rendered block construction with part pitched corrugated roof and part flat roof, the building lends itself as various uses from trade counter to motor trade. On the northern half of the building, there are first floor office accommodation which can be accessed directly from Northampton Road. A secure yard providing 1,635 sq ft can be found at the rear.

The building benefits from the following amenities:

- 3 Phase Power Supply
- Secure Yard (At Rear)
- Parking
- Roller Shutter Access
- Reception Area
- DDA WC
- Sodium High Bay Lighting

Equipment can be made available. Further information upon request.

## ACCOMMODATION

The unit offers the following approximate gross internal floor areas;

	Sq Ft	Sq M
Ground Floor	6,637	616.59

## TERMS

The premises are available by way of a new lease sub lease.

## RENT

Rent on application.

## VAT

All figures within these details are exclusive of VAT where chargeable.

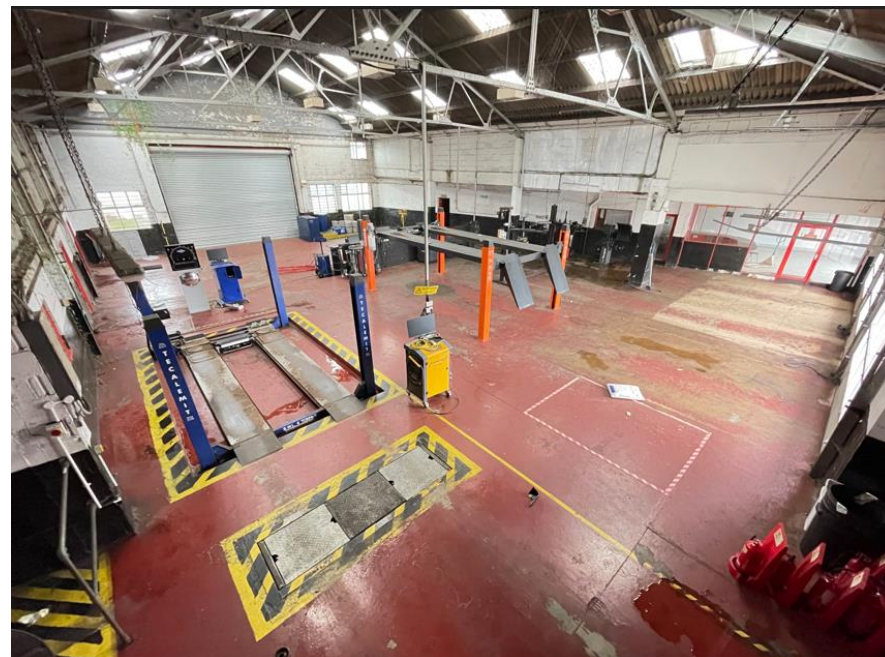
## BUSINESS RATES

Rateable value: £74,000

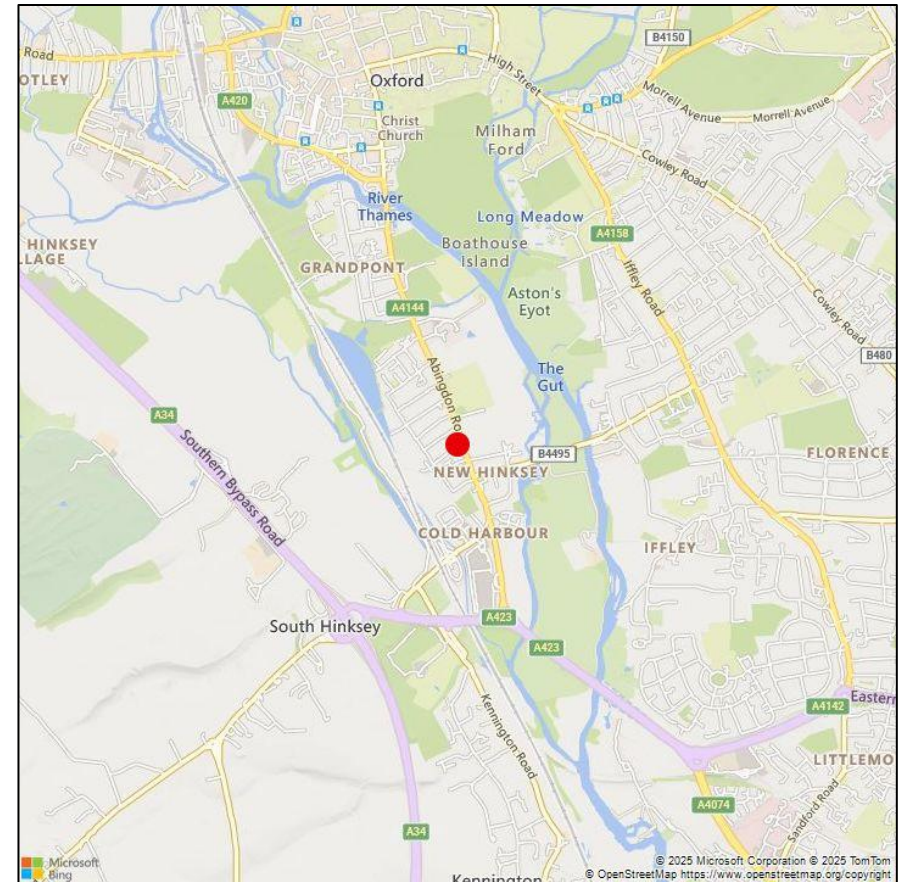
Interested parties should make their own enquiries direct with Oxford City Council.

## EPC

EPC Rating – C68, further details available.







## Contact Details

Elliot Lusby- Park  
 Elliot.lusbypark@carterjonas.co.uk  
 Tel: 07920 456225

Adrian Chan  
 Adrian.chan@carterjonas.co.uk  
 Tel: 07920 830554

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

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us.

**Carter Jonas**