

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.

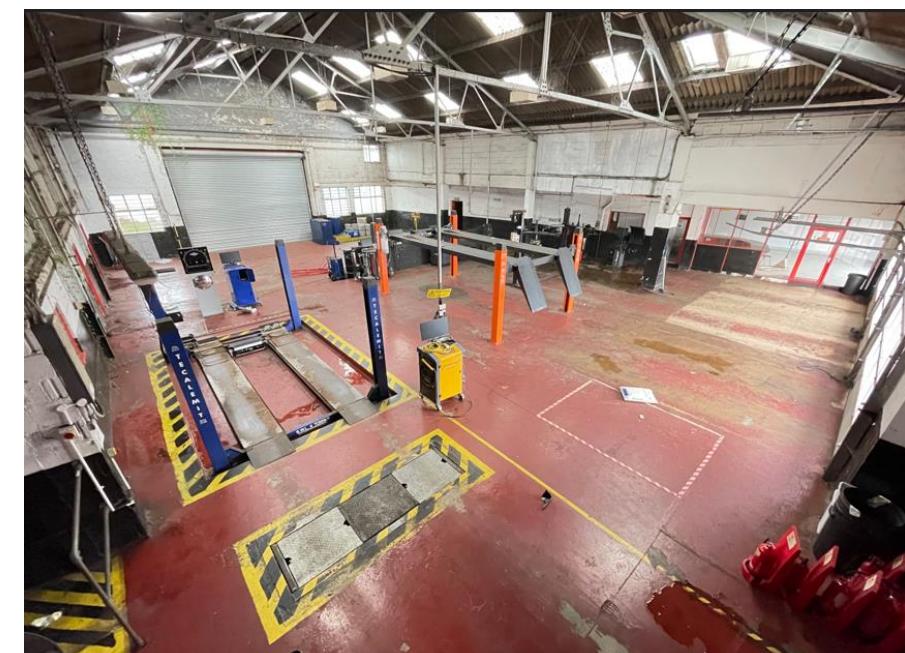
BUSINESS RATES

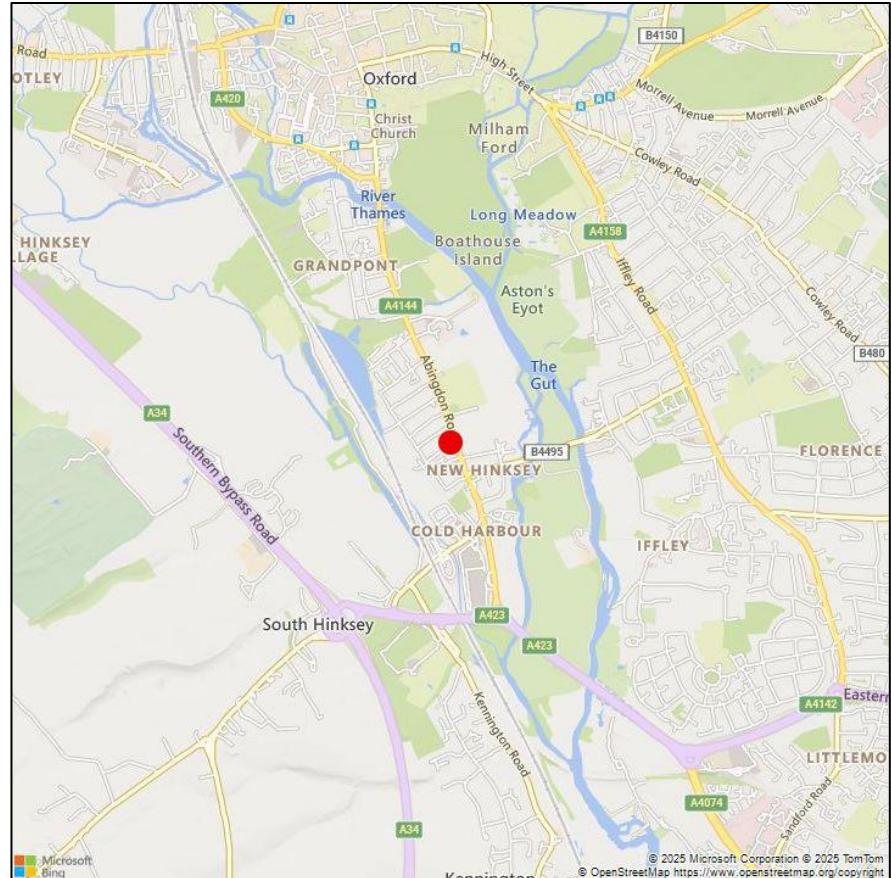
Rateable value: £74,000

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

EPC

EPC Rating – C68, further details available.





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