



**4-10 The Quadrant
Abingdon Science Park
Abingdon
OX14 3YS**

Fitted Lab and Office Accommodation

**Available by lease assignment or new
lease, subject to terms**

- c. 21,148 sq ft/1,965 sq m
- Mix of office and lab accommodation
- 71 Car parking spaces
- Low Passing rental of £26.16 psf until 2027

LOCATION

The property is situated on the established Abingdon Science Park, located on the southeastern side of Abingdon. Abingdon is a market town situated 6 miles to the south of Oxford with access via the A34 connecting to the M40 and M4 motorways

The immediate area comprises a mixed range of commercial uses including further R&D, offices and industrial. The Park is situated to the rear of the town with access to the A34 approximately 5 minutes by car.

Abingdon Science Park is owned and managed by Kadans Science Partner, who is a leading European science developer and investor. They have invested heavily into the Park to create a vibrant location, including the provision of a Park café in the adjoining Barton House.

DESCRIPTION

The property comprises a detached office and lab building arranged over ground and first floors situated in the heart of the estate; it is self-contained with extensive parking

The building comprises a mix of office and lab accommodation presenting occupiers with the opportunity to benefit from an extensive fit out, in turn representing significant capital expenditure savings.

Externally the property has various plant areas and parking 71 cars.

We highlight the following key features:

- 3 Lab areas fitted to Cat 2 standard
- Previously used for Tissue Culture and molecular Biology.
- Lab Benching fitted with Trespa surfaces and vulcathene drainage.
- 2 ducted fume hoods and lab gas pipework installed, together with external cylinder store.
- Infrastructure for Liquid Nitrogen present.
- Laboratory lift.
- 2 Goods in areas with storerooms.
- 2 cold rooms.

ACCOMMODATION

The accommodation has the following approximate Net Internal floor areas:

	Sq.M	Sq. Ft
Ground Floor	981.6	10,566
First Floor	983.1	10,582
TOTAL	1,964.7	21,148

BUSINESS RATES

	Rateable Value
Laboratory and Offices	£695,000

Interested parties should clarify these figures by contacting the rating department at Vale of White Horse District Council.

RENTAL

The passing rental is £533,240, set until January 2027

VAT

The property has been elected for VAT.

TERMS

The premises are available by way of assignment of the lease expiring in January 2027. The lease is protected under the Landlord and Tenant Act 1954.

A building and estate service charge is levied.

Alternatively, a new lease may be available from the landlord subject to negotiation.

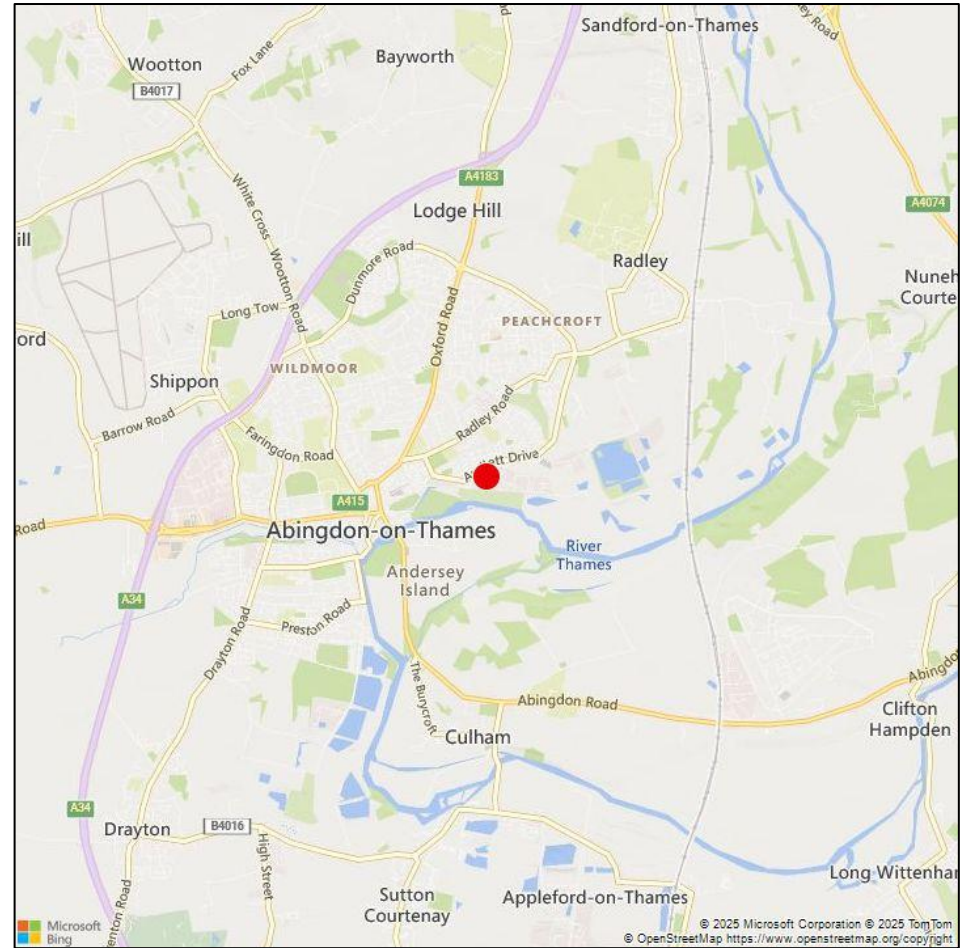
EPC

EPC Rating – B 30





For context only, not to scale



Viewing by appointment, contact

Jon Silversides
jon.silversides@carterjonas.co.uk
 Tel: 07720 537141

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

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

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