

FOR SALE/TO LET

Carter Jonas



**C2 GRANGE COURT
ABINGDON SCIENCE PARK
BARTON LANE
OXFORDSHIRE
OX14 3NB**

**Good quality office/50:50 unit suitable
for office, mid-tech and light industrial
uses**

- 2,006 sq.ft / 186.34 sq.m
- Photovoltaic Panels
- LED Lighting
- Kitchenette
- 6 Parking Spaces

LOCATION

Abingdon is an historic market town located to the south of Oxford and adjacent to the A34, giving access to the M40 to the south and M4 to the north.

Unit C2 is located on Grange Court, within Abingdon Science Park and is within walking distance of the town centre, local bus service and local amenities which include Costa Coffee, Fat Face and Waitrose supermarket. The White Horse Leisure Centre is nearby with riverside walks.

Local train services are available at Radley (2.1 miles) providing services to Oxford, Birmingham, Didcot Parkway and London Paddington.

DESCRIPTION

The property comprises a mid-terrace building of steel frame construction with a metal cladding and pitched roof. The accommodation is currently presented as offices over the ground and first floors, however could be remodelled to provide a split between workshop/tech/lab use at ground floor and offices at first floor. The property benefits from energy produced from the photovoltaic panels mounted on the roof.

The accommodation provides the following specifications:

- o DDA and W/C facilities
- o Gas central heating
- o Suspended ceiling
- o LED Lighting
- o Kitchenette
- o Partitioned Offices
- o Perimeter Trunking
- o Double Glazing
- o 6 Allocated Parking Spaces

ACCOMMODATION

The available accommodation comprises the following approximate net internal floor areas:

	Sq.m	Sq.ft
Ground	93.17	1,003
First	93.17	1,003
TOTAL	186.34	2,006

TERMS

The premises are available by way of a new lease, on terms to be agreed or for sale freehold.

RENT/PRICE

Leasehold Rent - £45,000 per annum exclusive

Freehold Price – Guide price £495,000

VAT

The property has been elected for VAT.

BUSINESS RATES

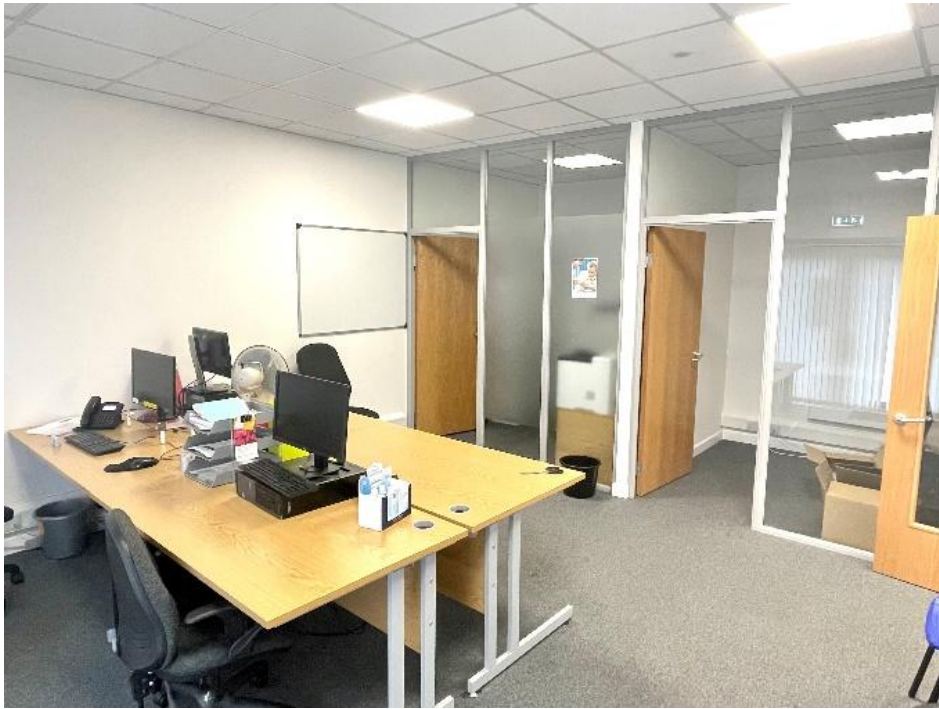
Rateable Value (1st April 2026 Present)- Ground Floor - £10,750
First Floor - £7,800

Interested parties should make their own enquiries with the local district council.

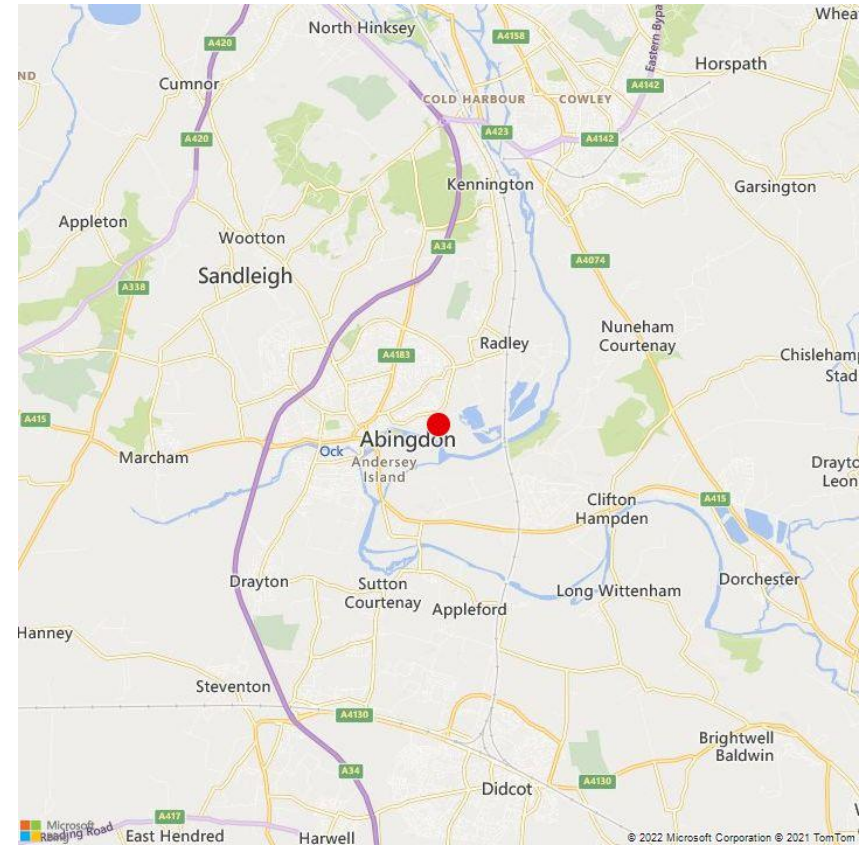
EPC

The property has an EPC rating of B – 26.





Office image shown noting ground floor can be reverted to light industrial



Viewing through appointment by sole agents:

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