

# FOR SALE

Carter Jonas



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

**High quality self-contained office  
situated within Abingdon Science Park**

- 2,006 sq.ft / 186.34sq.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 which is to the east of the town centre, at the end of Barton Lane 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 office accommodation is arranged across the ground and first floors access through the front reception or double doors at the rear. 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 gross internal floor areas:

	Sq.m	Sq.ft
Ground	93.17	1,003
First	93.17	1,003
<b>TOTAL</b>	<b>186.34</b>	<b>2,006</b>

## TERMS

The offices are available on a freehold basis.

## PRICE

On Application.

## VAT

The property has been elected for VAT.

## BUSINESS RATES

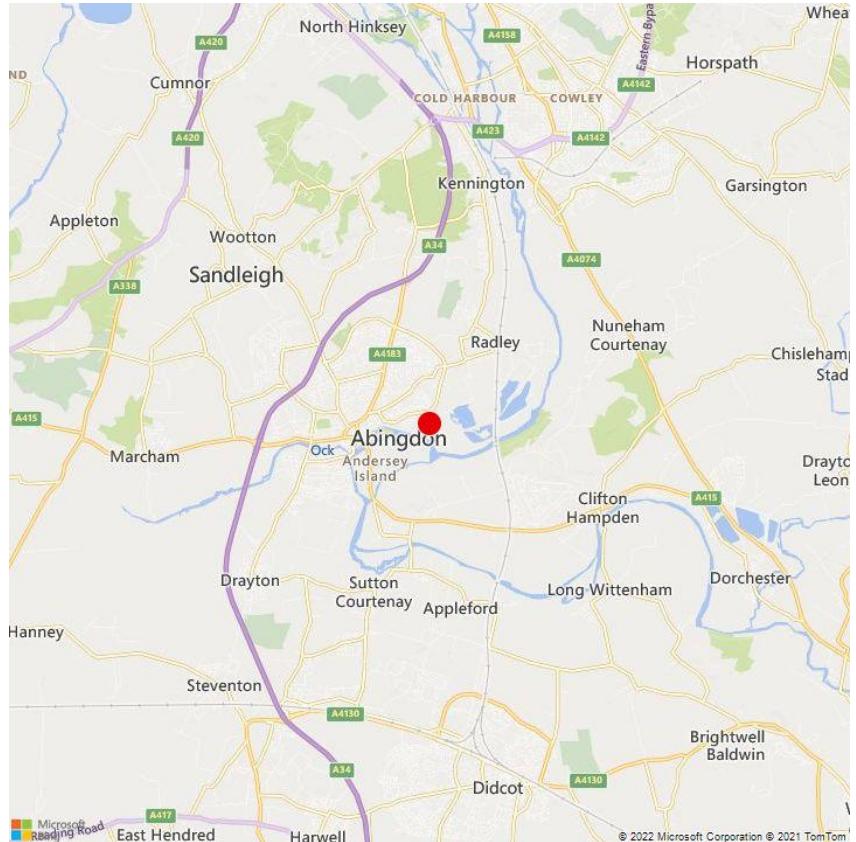
Rateable Value - Ground Floor - £9,000  
First Floor - £6,500

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

## EPC

The property has an EPC rating of B – 26.





### **Viewing through appointment by sole agents:**

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### **IMPORTANT INFORMATION**

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