

07879 883886

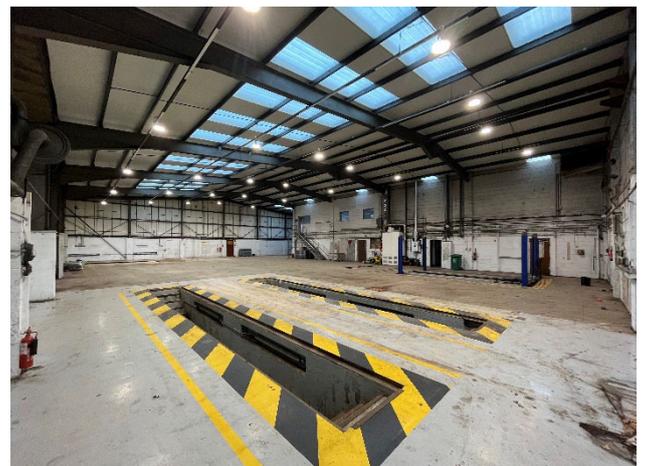
bidwells.co.uk



WAREHOUSE UNIT TO LET (10,742 sq ft) **19A NUFFIELD CENTRUM, ABINGDON OX14 1RL** **Undergoing Extensive Refurbishment Works**

In Brief

- 10,742 sq ft (997.93 sq m) GIA
- Established industrial location
- 5.5m eaves height
- Electric roller shutter door with secure yard
- Ground and mezzanine floor office space
- 3 phase power supply
- Unit to be fully refurbished
- Kitchenette and toilet facilities
- Target EPC B Rating



07879 883886

bidwells.co.uk



Location

The property is located at Nuffield Centrum, an established industrial and trade location in Abingdon. Abingdon is located 6 miles south of Oxford, adjacent to the A34 trunk road, which provides excellent access to both the M40 (J9) and the M4 (J13) motorways to the north and south respectively. The unit is a short walk from the Fairacres Retail Park, Hilton garden Hotel and petrol station services.

Description

Unit 19A Nuffield Centrum comprises a steel portal frame with brick elevations under a steel pitched roof. The unit was is to be fully refurbished.

Accommodation

The building comprises the following gross internal floor areas:

Ground Floor Warehouse:	8,740 sq ft (812 sq m)
First Floor Office:	2,002 sq ft (186 sq m)
Total:	10,742 sq ft (998 sq m)



Additional information

Terms

The property is available on full repairing and insuring basis for a term to be agreed.

Legal Costs

Each party to bear their own costs.

Value Added Tax

All terms quoted are exclusive of VAT where payable.

Rent

£12.95 per sq ft

Business Rates

Rateable Value: £51,000

EPC

D(81)

Enquiries

Duncan May
07879 883886
duncan.may@bidwells.co.uk

Jake Allen
07879 883886
jake.allen@bidwells.co.uk



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection. March 2025