



1 OLD STATION YARD

Abingdon, Oxfordshire OX14 3LQ



A terraced character office over two floors, extending to approximately 442sq.ft (41sq.m.) Net Internal Floor Area . Situated within a pleasant town centre location, the property benefits from a wide range of nearby amenities.

Location

The property is located at Old Station Yard, a small pedestrianised area situated just off Stert Street within the centre of the historic market town of Abingdon. A range of amenities are located within walking distance, including a supermarket, high street shops and banks, as well as a number of public car parks. Approximate distances by road to the following locations are as follows:

- A34 Marcham Road Interchange, 1 mile
- Oxford City Centre, 10 miles
- Didcot Parkway Station, 7 miles
- M40 Junction 8, 15 miles
- Reading, 25 miles
- Swindon, 26 miles

Directions

From the A34 Marcham Road Interchange, follow Marcham Road towards Abingdon town centre for approximately 1 kilometre. At the double roundabout, continue straight across onto Ock Street and continue for approximately 700 metres. At the traffic lights, follow the road around to the left onto Stratton Way. Continue along Stratton Way, going straight past the right turn onto Stert Street. At the next set of traffic lights, take a right turn onto Abbey Close. Follow Abbey Close for approximately 170 metres, and then take the right turning onto Old Station Yard. The office will be visible at the far side of the pedestrianised central area.

Features

The property benefits from the following facilities:

- Character rich office space over two floors
- Kitchenette
- W.C.
- Carpeted flooring
- Double and secondary glazing throughout
- Convenient town centre location

Services

The property is connected to mains gas, electricity and water together with mains drainage. Telecoms with broadband capability subject to service providers. The property benefits from central heating provided by a gas-fired boiler.

Terms

The unit is available on a full repairing and insuring lease of negotiable terms for office use. The premises are available immediately.

Rent

An initial rent of £7,500 per annum exclusive is sought

Service Charge & Outgoings

There is no service charge payable. The Tenant is responsible for all outgoing.

Business Rates

The current rateable value is £7,100 per annum. The charging authority is Vale of White Horse District Council and enquiries should be made to confirm the actual rates payable. The tenant is to be responsible for the payment of business rates.

Legal Costs

Each party is to be responsible for their own legal costs incurred with this transaction.

VAT

Any reference to price is deemed to be exclusive of VAT unless expressly stated. Any offer received by Adkin will be deemed to be exclusive of VAT. VAT is not currently charged.

EPC

EPC rating E

Viewings

Strictly by appointment with the sole letting agent Adkin. Please contact Jeremy Loxton (jeremy.loxton@adkin.co.uk) on **01235 862888**.



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