



IN BRIEF

- Self-contained building suitable for Class E uses
- Private courtyard parking for ¾ cars
- Air-conditioning
- Excellent natural light

RENT

£23,500 per annum exclusive

TIMING

Vacant possession to be given upon completion of legal formalities.

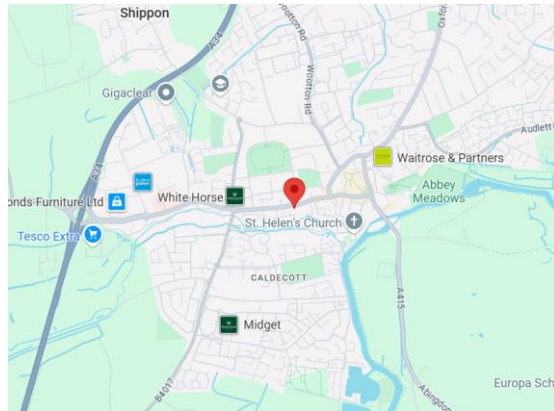
TO LET – ATTRACTIVE SELF-CONTAINED OFFICE BUILDING

102 Ock Street, Abingdon OX14 5DH

LOCATION

The subject forms part of a courtyard office development fronting Ock Street which is the main arterial route into Abingdon from the A34.

There are a number of bus routes available in Ock Street and the varied retail and restaurant facilities available in the centre of historic Abingdon are a short walk away.



VIEWING & CONTACT

Strictly by prior appointment with the sole letting agents:

Tim Norris-Jones
tim@njcommercial.co.uk

Suzanne Lovell
suzanne@njcommercial.co.uk

NJ Commercial Ltd
07802 371588
www.njcommercial.co.uk

Subject to contract

DESCRIPTION

The property comprises a self-contained office building arranged over ground, first and second floors with a kitchen area on the ground floor and rear access at ground floor level into the courtyard where private parking is available. The property is air conditioned and enjoys very good natural light.

ACCOMMODATION

The property has a total net internal floor area of approximately 1,070 square feet.

LEASE / RENT

The property is available on a full repairing and insuring lease for a term by arrangement subject to a minimum of 3 years at a rent of £23,500 per annum exclusive of business rates, insurance and VAT, if applicable.

DISCLAIMER

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EPC

An EPC has been commissioned. Further details on request.

VAT

The landlord has elected to charge VAT on the rent and other outgoings.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

POSSESSION

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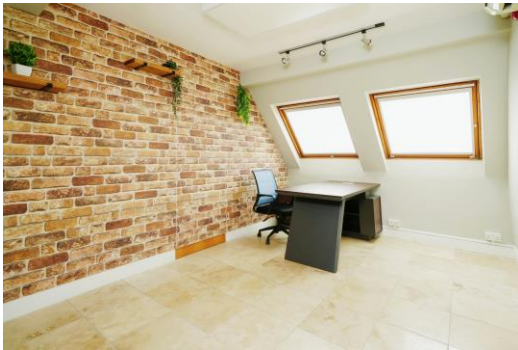
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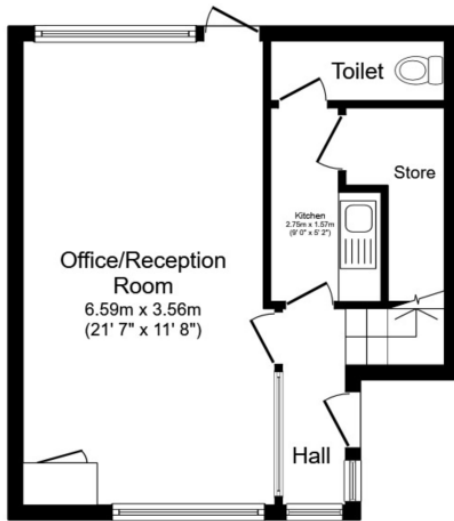
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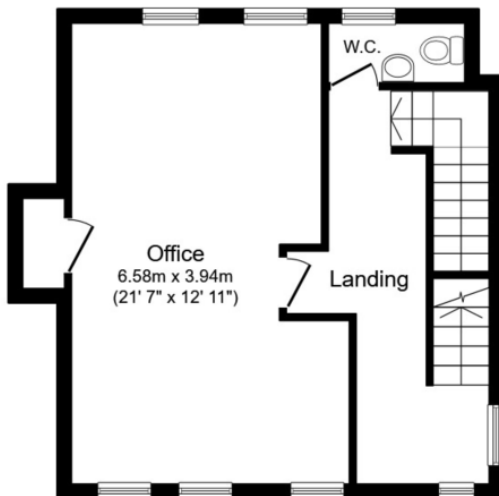
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Ground Floor



First Floor



Second Floor

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