

TRADE WAREHOUSE/INDUSTRIAL



> ONGOING REFURBISHMENT PROGRAMME

**3B** UNIT 3B, COLWELL DRIVE

Abingdon Business Park is a 50 acre mixed use scheme set in the heart of Oxfordshire's economic and knowledge corridor. The park is prominently located adjacent to the A34 and provides a range of office and industrial accommodation through terraces of multi-let industrial units and detached office buildings.

The Park benefits from the following:-

- > Road frontage units
- > Quality landscaped environment
- > 24 hour security personnel from management centre
- > CCTV monitored access
- > Mixed range of unit sizes to cater for most businesses
- > Minimum eaves height 4.5m
- > Good parking provision

Amenities within the immediate vicinity of the park include:

- Fairacres retail park
- Four Pillars hotel
- Tesco supermarket
- Esso petrol station
- Abingdon Town Centre less than 1.5 miles

Current occupiers





**Colwell Drive** provides a total of **8 warehouse and industrial units** at the entrance to Abingdon Business Park benefiting from main road frontage.

The estate has attracted a **wide variety of industrial and warehouse occupiers** as well as trade related businesses benefiting from the proximity to McDonalds, B&Q and Fairacres Retail Park. Current occupiers include Howdens Joinery, UK Mail and Oxford Engineering. The available unit will be comprehensively refurbished.

### COLWELL DRIVE SPECIFICATION

Following completion of the works, the specification of the unit will be as follows:

- > Mid terrace unit with parking to the frontage
- > PVC coated steel sheet cladding elevations
- > New insulated roof to be installed
- > Minimum eaves height 4.5m
- > New loading access
- > Upgraded frontage
- > 3 phase power



### AVAILABILITY

Unit 3B Colwell Drive is currently available.

**Unit 3B**                      **14,660 sq ft**                      **1,361 sq m**



Joint agents:

**VSL**  
01865 848488  
vslandp.com

**Lambert  
Smith  
Hampton**  
01865 200 244  
www.lsh.co.uk

[www.abingdonbusinesspark.co.uk](http://www.abingdonbusinesspark.co.uk)

Asset managed by:

**xlb**  
www.xlbproperty.com

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