

TRADE WAREHOUSE/INDUSTRIAL





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:





Tesco supermarket

(b) Esso petrol station

Abingdon Town Centre less than 1.5 miles

Current occupiers



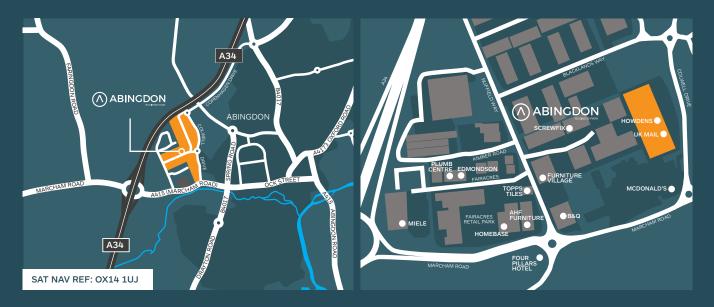












Colwell Drive provides a total of **8 warehouse and industrial units** at the entrance to Abingdon Business Park benefiting from main road frontage.

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:



Lambert Smith Hampton 01865 200 244

www.abingdonbusinesspark.co.uk

Asset managed by:



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