

UNIT 6 LIBRARY AVENUE

Harwell Science & Innovation Campus, Didcot **OX11 0SG**

TO LET



1,882 SQ FT
(175 SQ M)

Self Contained Modern Office or R&D Space on
Established Science Park

**Lambert
Smith
Hampton**

Description

The property is a mid terrace unit arranged over ground and first floors, each floor offers open plan accommodation with meeting rooms. The self contained building offers competitively priced, with excellent connectivity.

Unit 6 Library Avenue is situated at the heart of Harwell's Space Cluster. The campus is a place where global professionals choose to work, with amenities including nurseries, sports facilities, cafés, post office, mini supermarket, weekly pop-up food stalls and attractive.

Specification

- 100A 3 Phase Power
- 6 Car Parking Spaces with Ample Free Parking Nearby
- Recently Refurbished with Kitchenette
- LED Lighting
- Adjacent to National Laboratory Facilities
- WCs on Each Floor



Location

Harwell is located in beautiful countryside just south of Oxford, one of the fastest growing cities in the UK. Oxford city centre is just over 20 minutes drive away, Heathrow is 55 minutes by road, and nearby Didcot Parkway station connects you to London Paddington in just 42 minutes. Crossrail and the upgrade of Didcot Parkway makes possible to reach central London in an hour.

Accommodation

	Sq Ft	Sq M
First Floor	938	87
Ground Floor	944	88
TOTAL (NIA)	1,882	175



Unit 6 Library Avenue, OX11 0SG



Additional Information

EPC

C (55)

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£40,000 Per Annum

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the sole agents.

Contact

For more information please contact:

ARCHIE CHITTY

M 07544 801 888

E achitty@lsh.co.uk

ED LIFELY

M 07938 737 436

E ELifely@lsh.co.uk

lsh.co.uk

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS. Date published: 16-May-2024

**Lambert
Smith
Hampton**