

FIRST FLOOR STRATTON COURT

1 Kimber Road, Abingdon OX14 1SG

TO LET



6,000 SQ FT
(557 SQ M)

High quality office accommodation with ability to convert for CL2 Labs

**Lambert
Smith
Hampton**

First Floor Stratton Court, Abingdon OX14 1SG

Description

Stratton Court is a two storey office building with the ability to convert for Lab use. Currently comprising two self contained units, the first floor is available offering the benefit of the previous tenant's fit out. The building provides modern air conditioned office accommodation with good car parking and excellent communications to both the A34 and Abingdon Town Centre. There is ample amenity locally and a gym on the business park.

The property benefits from 50 car parking spaces at ratio of 1 space: 238 sq.ft.

ACCOMMODATION	Sq Ft	Sq M
First Floor	6,000	557
TOTAL (NIA)	6,000	557

Specification

- Ability to convert for CL2 Labs
- Suspended ceiling and Cat 2 lighting
- Raised access floors
- Fully air conditioned
- Heart of Oxfordshire's Life Science Clusters

Location

The property occupies a prominent location just off Nuffield Way approximately 1/4 mile from the A34 Marcham Road Interchange. Also conveniently situated in proximity to the Abingdon Business Park. The property is well situated with direct access to Oxford and Newbury via the A34.

EPC

C (63)

Terms

The leasehold is available directly from the landlord on terms to be negotiated.

Rent

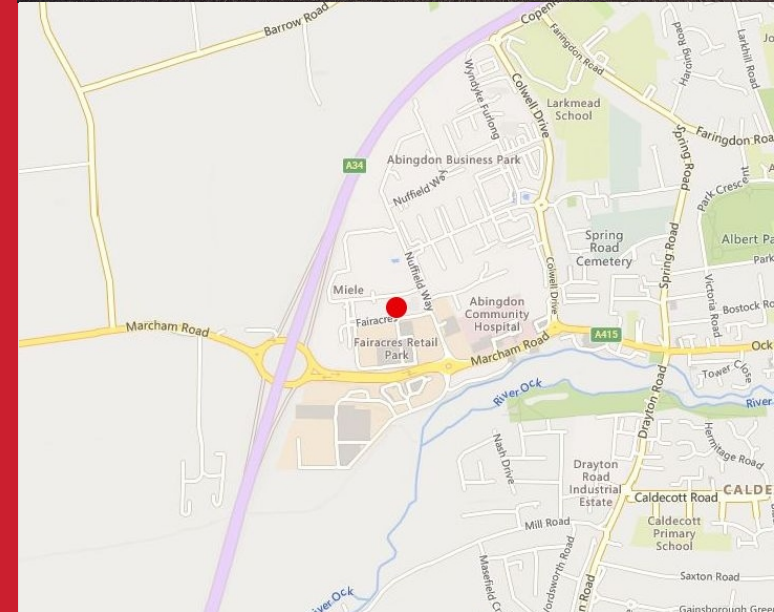
On Application

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.



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Viewings

By prior appointment only.

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