

ABBEY HOUSE

Abbey Close, Abingdon **OX14 3JD**

TO LET



4,000 - 27,221 SQ FT
(372 - 2,529 SQ M)

Self Contained Offices on Upper Floors in the
Centre of Abingdon.

**Lambert
Smith
Hampton**

Abbey House, Abingdon OX14 3JD

Description

Abbey House is an imposing three-storey office building in the heart of Abingdon. The first and second floor offices are being refurbished, and will offer open plan offices. Available floors can be split into suites from 4,000 sq ft, and will offer separate entrance/reception from existing tenants. The ground floor is currently occupied by the Vale of the White Horse DC, South Oxfordshire DC, and Citizens Advice Bureau with separate entrance. There is Public parking to the North and East of the property.

ACCOMMODATION	Sq Ft	Sq M
First Floor	18,234	1,694
Second Floor	8,988	835
TOTAL	27,221	2,529

Specification

- Separate Self Contained Entrance
- Car Parking Ratio 1:300, within 5 min walk at Rye Farm
- Ability to Split Floors to Suites from 4,000 sq ft
- WCs and Showers
- Air Conditioning
- Choice of Local Amenities including Waitrose 2 min Walk

Location

Abbey House is ideally located in Abingdon Town Centre from which the A34 can be accessed within 1 mile, in turn leading on to the M4 and M40. It offers quick access to Didcot and Oxford railway stations where fast trains travel to London Paddington and Bristol Temple Meads. Abingdon itself is a well equipped town with a number of shops and restaurants, hotels and gyms.

EPC

The property has an energy performance rating of C (63).

Terms

The property is available on the basis of a new effective full repairing and insuring lease for a rent equating to £19.00 per sq ft. Service charge and insurance details are available upon request.

Rent

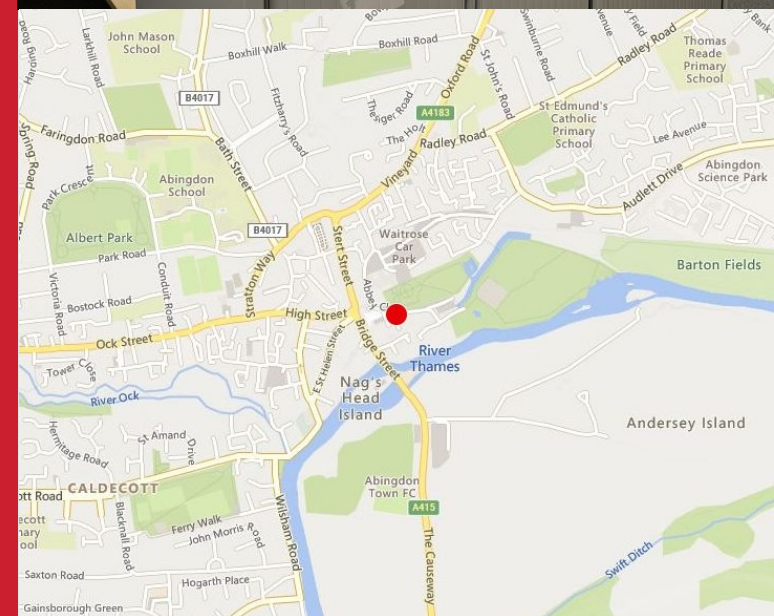
£19.00 Per Sq Ft

Business Rates

Estimated at £7.89 per sq ft.

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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