



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:

- > Hi-tech style units
- > Quality landscaped environment
- > 24 hour security personnel from management centre
- > CCTV monitored access
- > Mixed range of unit sizes to cater for most businesses
- > Varying eaves heights between 5 metres and 6 metres
- > Good parking provision
- > High speed broadband

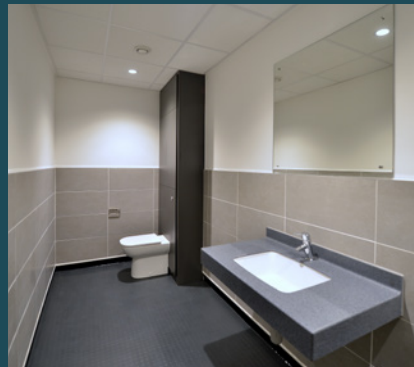
Current occupiers





The available units on **Blacklands Way** have been comprehensively refurbished to create modern, secure, hi-tech industrial units.





Blacklands Way comprises a development of 30 warehouse and business space units arranged in seven terraces, providing a total of **190,402 sq ft** of accommodation. Units available from **2,558 sq ft**.

⤴ BLACKLANDS WAY

The units provide dual access, with customer parking, reception and offices to the front and goods entrances to the rear via a separate service yard. The units are of steel portal frame construction with aluminium faced cladding to the elevations and double-glazing to the office areas.

The specification of the warehouse elements generally comprises:

- > Painted concrete floors
- > Insulated roller shutter doors with vision panels
- > Good sized rear loading yard
- > Insulated roof with 10% double skinned roof lights
- > Variable eaves height from 5.85m to 6.00m
- > EPC Rating – available upon request

The units have integral two-storey offices to the front, the specification of which comprises:

- > Solid floors with inset trunking
- > Gas fired central heating
- > Suspended ceilings with LED lighting
- > Male and Female WCs

⤴ AVAILABILITY

Unit 15	3,940 sq ft	366 sq m
Unit 25	2,558 sq ft	237 sq m
Unit 27		Under Offer



BLACKLANDS WAY







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|-------------------------------|---------------------------|-------------------------------|--------------------------------------|
| 1 UNITS 1, 3, 5, 7 | 2 UNITS 2, 4, 6 | 3 UNITS 8, 10, 12, 14 | 4 UNITS 9, 11, 13, 15, 17, 19 |
| 5 UNITS 16, 18, 20, 22 | 6 UNITS 23, 25, 27 | 7 UNITS 24, 26, 30, 32 | 8 UNITS 21 |

Abingdon Business Park is located directly to the east of the A34 dual carriageway, an arterial route that connects Southampton and Portsmouth to the Midlands. The A34 links with Junction 13 of the M4 at Newbury (17 miles) to the south and Junction 9 of the M40 (18 miles) to the north, providing access to the wider national motorway network.

The A415, running along the southern perimeter of the property, provides an east-west route, linking with the A4074 for Reading (6.4 miles) and the A420 for Swindon (5.6 miles).



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
-  Anytime Fitness Gym

Joint agents:

VSI
PARTNERS
www.vslandp.com
01865 848488

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

www.abingdonbusinesspark.co.uk

xl**b**
www.xlbproperty.com