

# WINDRUSH COURT



 **ABINGDON**  
BUSINESS PARK - OXFORDSHIRE

OX14 1DY

DETACHED TWO-STOREY BLOCK PROVIDING  
SELF-CONTAINED OFFICES SUITES

[www.abingdonbusinesspark.co.uk](http://www.abingdonbusinesspark.co.uk)









## DESCRIPTION

The property comprises a detached two-storey office block providing a total of 39,000 sq ft in various self-contained office suites. The offices are arranged around an open, central courtyard which provides fantastic natural light into the offices.

## AREAS

	Sq Ft	Sq M
Suite B	2,192	203
Suite M	3,171	295
Suite J, K & L	6,145	571

## SPECIFICATION

The available suites have been refurbished and benefit from the below specification:



RAISED FLOORS



SUSPENDED  
CEILINGS



SELF-CONTAINED  
SUITES



PARKING RATIO –  
1:265 SQ FT



AIR  
CONDITIONED



LED LIGHTING







## LOCATION

Abingdon Business Park (OX14 1DY) benefits from fantastic travel connections. Located within half a mile of the A34 which in turn links to the M40 (18 miles) and M4 (17 miles) motorways.

Didcot Parkway and Oxford mainline train stations are both within 10 miles from where London Paddington can be reached in 45 minutes and Birmingham New Street can be reached in 72 minutes.

## TRAVEL DISTANCES / TIMES

	Distance (miles)	Distance (minutes)	Walking (minutes)
Town Centre	1.0	5	20
Tesco	0.6	3	10
Fairacres Retail Park	0.3	1	3
A34	0.6	3	-
M40 (J9)	18	20	-
M4 (J13)	17	17	-
Oxford city Centre	8	17	-

### All enquiries

**CBRE**

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### Asset managed by

**xlbo**

[www.xlbproperty.com](http://www.xlbproperty.com)

### Investor

**ROYAL LONDON**

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