

SUITE 4 HITCHING COURT



1,189 sq ft lab suite

 **ABINGDON**
BUSINESS PARK - OXFORDSHIRE

OX14 1DY

SELF CONTAINED CL2 LABORATORY
AVAILABLE NOW
FULLY FITTED

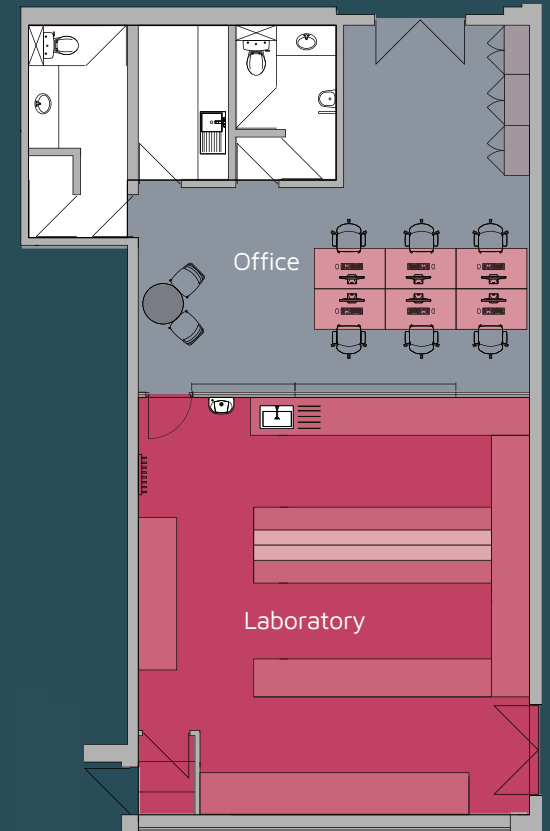
www.abingdonbusinesspark.co.uk



DESCRIPTION

Hitching Court comprises a detached two storey office / lab building. The available Suite is located on the ground floor and has been fully refurbished to provide a fully fitted, self-contained CL2 lab facility of 1,189 sq ft.

AVAILABILITY	SQ FT	SQ M
SUITE 4	1,189	110





SPECIFICATION

The specification of the unit is as follows:



FULLY
FITTED



EPC
A (24)



BENCHING



VINYL FLOORS



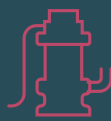
NEW M&E
PROVIDING UP
TO 6 AIR CHANGES
PER HOUR



TECHNICAL WIPE
CLEAN WALLS



WIPE CLEAN
CEILING TILES



PUMPED
DRAINAGE



VULCATHENE
DRAINAGE



EXTERNAL
LOADING





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

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Investor

ROYAL LONDON

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