



TO LET

Unit 4, Bradfield Court Milton Road, Drayton, Nr. Abingdon on Thames, Oxfordshire, OX14 4EF

£299,000

- A well connected office building in a rural setting
- Armaged over 2 storeys with space for 10-20 staff
- Private meeting & 'break out' spaces
- Gigaclear super fast broad band connection
- 9% - 10% Rental Yield
- Agricultural vernacular barn style property
- Interior designed environment
- Heating / Air Conditioning / Parking
- Cloak Room / Kitchen facilities
- A34 Didcot junction 2 miles away / Didcot Parkway Station c.2 miles

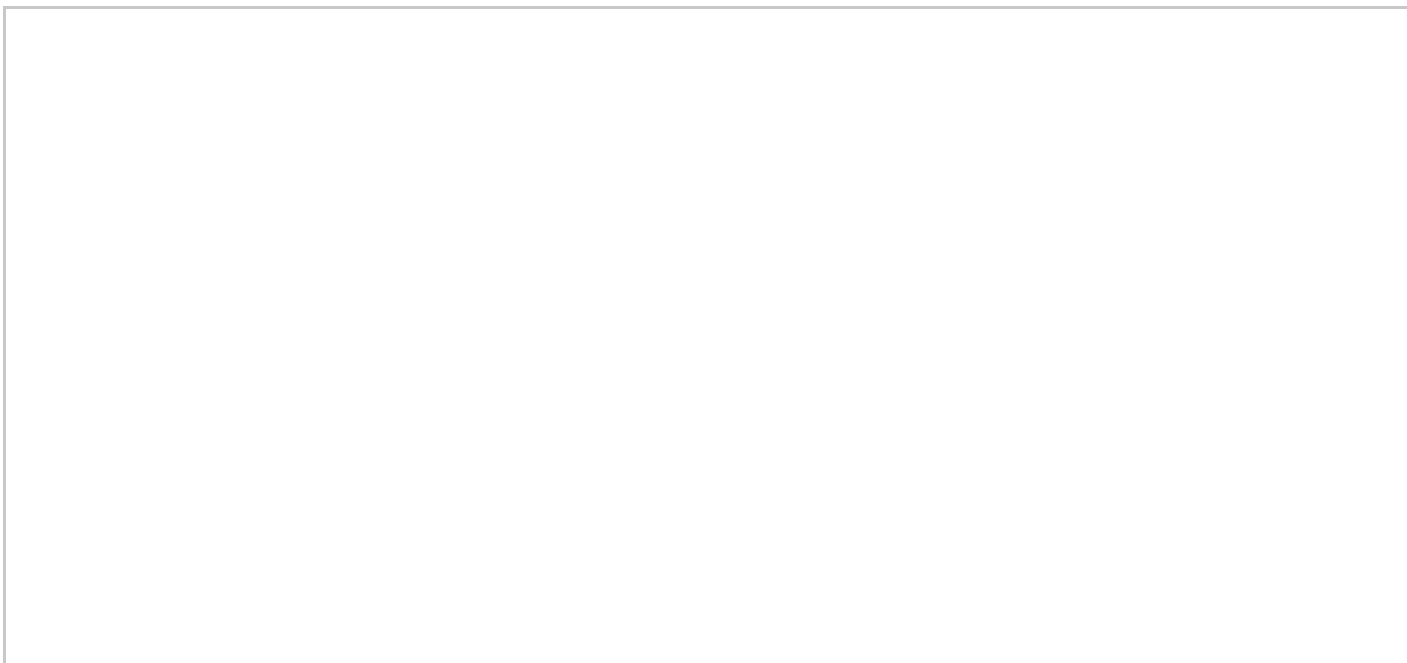
RURAL BUSINESS PARK BETWEEN DIDCOT & ABINGDON  
Didcot c.2.1 miles Didcot Parkway Station c. 1.9 miles M4 Motorway Junc 13 c.8 miles

Freehold interest offered in a high quality office arranged over two floors set in a 'barn' style building in an inspirational quiet setting close to major communications in southern Oxfordshire. First class space for a company with 10-20 personnel. Private meeting rooms. Kitchen & dining facilities. Cloak room. Interior designed to create a special place in which to work. Perfect for an SME looking for a stylish well connected environment and a motivational work space. Heating / Air Conditioning / Parking. Rental Yield: 9% - 10%. (TOTAL FLOOR AREA: c.1639 sq ft / 152 m2)

GUIDE PRICE: £299,000

## THE PROPERTY

FREEHOLD INTEREST AVAILABLE IN A PERFECTLY LOCATED 'BARN' STYLE OFFICE BUILDING



## SITUATION

Contact: Gavin West  
(t) 01865 510000  
(e) [gavin@west-tpc.co.uk](mailto:gavin@west-tpc.co.uk)

## Directions

From the A34 Didcot Junction leave the A34 and head for Milton Park / Milton. Take the turning to Milton village and proceed through the village to the mini-roundabout where you proceed straight over towards Drayton. After about 0.5 mile you turn right and you follow this service road almost to the end where you will find the 'Barn' style buildings of Bradfield Court on your right and Unit 4 is the second building in from the main service road. WHAT3WORDS: CO-Ordinate: [///framework.essays.befitting](https://www.what3words.com/#!/en/CO-Ordinate:///framework.essays.befitting)