

# FOXCOMBE



A New Hi-Tech Distribution &  
Manufacturing Development







 **ABINGDON**  
BUSINESS PARK - OXFORDSHIRE

TO LET - 10,000 sq ft to 35,735 sq ft





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

**Abingdon Business Park** provides the perfect environment for hi-tech manufacturing and distribution businesses.

**The park benefits from the following:**

- > Excellent road access to A34 leading to M40 and M4
- > 24 hour security
- > CCTV monitored access
- > Excellent broadband connectivity
- > Nearby main rail network access via Didcot Parkway
- > Quality landscaped environment
- > Good parking provision
- > On site management team

**Current occupiers**

**Gigaclear**

**flow™**

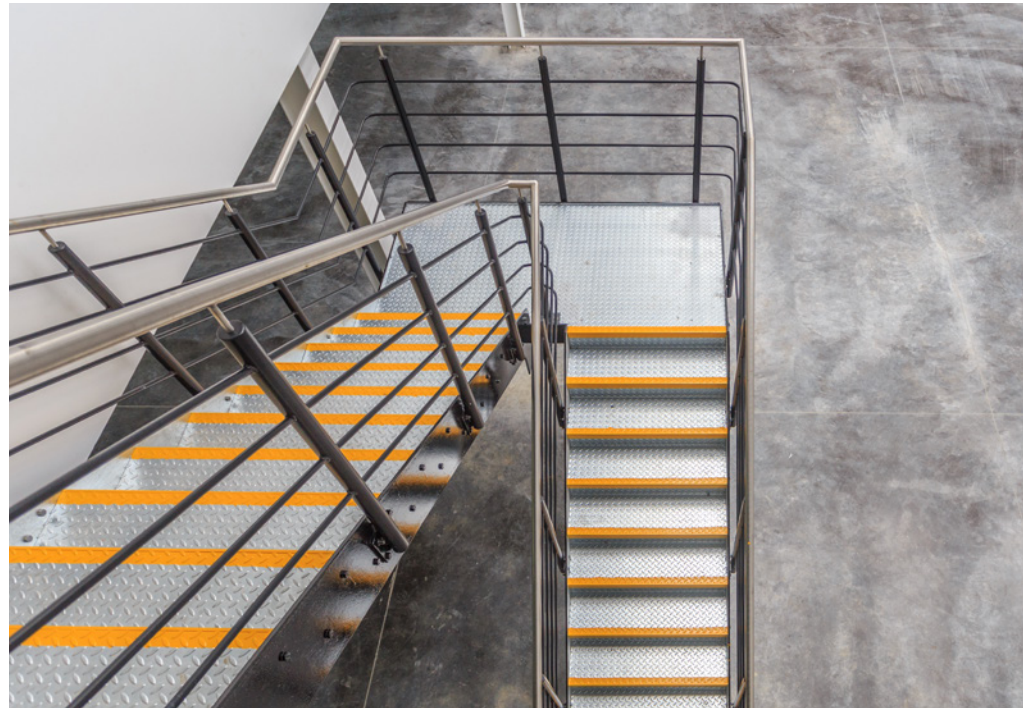
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CELLMARK**







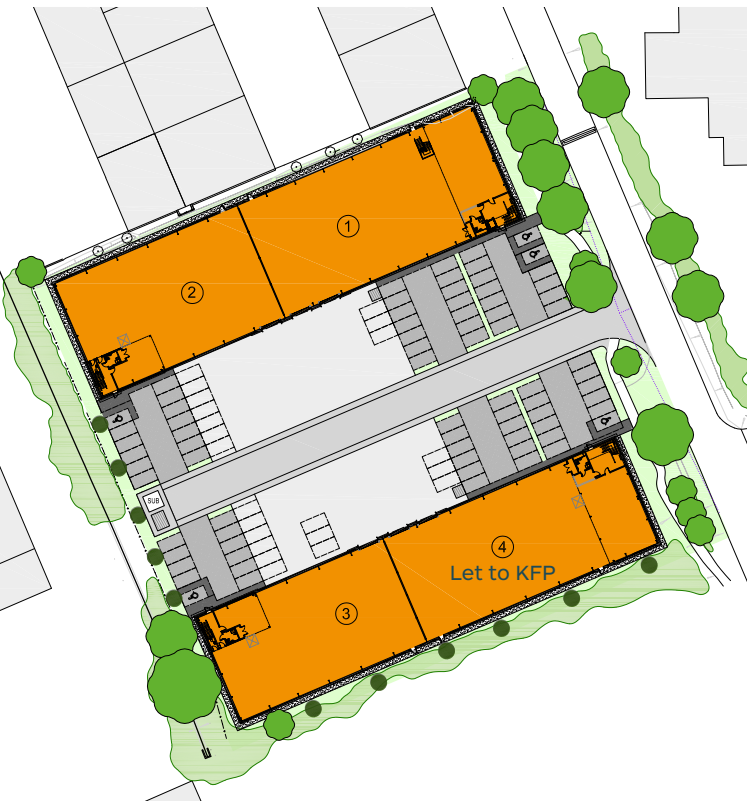


**Foxcombe** is a new speculative development which provides two terraces comprising four hi-tech industrial units. Three units remain, totalling 35,735 sq ft (3,319 sq m). The units are available on a full repairing and insuring basis for a term to be agreed.

Availability schedule

Units	Warehouse	Offices (inc. ground floor core)	Total
Unit 1	12,033 sq ft (1,117 sq m)	3,073 sq ft (285 sq m)	15,106 sq ft (1,403 sq m)
Unit 2	9,456 sq ft (878 sq m)	1,362 sq ft (126 sq m)	10,818 sq ft (1005 sq m)
Unit 3	8,791 sq ft (816 sq m)	1,321 sq ft (122 sq m)	10,112 sq ft (939 sq m)
Unit 4	Let to KFP	Let to KFP	Let to KFP

Units can be combined to suit requirements



Specification

The units provide high quality, flexible accommodation offering the following specification:

Warehouse

- 8m clear eaves height
- Floor loading 37.5 KN/m<sup>2</sup>
- Flexibility to extend offices
- Sectional loading doors

Offices

- Glazed entrance areas
- Air conditioning (units 1 & 4)
- LED lighting
- Full access raised floors (units 1 & 4)

External

- Car parking - 1 space - 500 sq ft approx
- 17m min yard depth
- Brushed concrete yards with block paving parking

EPC Rating

- Unit 1 - A (21)
- Unit 2 - A (20)
- Unit 3 - A (21)
- Unit 4 - A (22)











## 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)	Driving (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	-



For more detailed specification information and plans, please contact the joint letting agents:

Asset managed by:



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