

# TO LET

# Carter Jonas



**THE QUADRANT  
ABINGDON SCIENCE PARK  
ABINGDON  
OX14 3YS**

**Flexible business / R&D accommodation**

- From 4,205 to 8,610 sq ft (390 to 800 sq.m)
- 51,000 sq ft let/committed to in 14 months
- Refurbishment programme undertaken
- Tailored building finishes available
- Suitable for lab / R&D use



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## LOCATION

Abingdon is situated about 10 miles south of Oxford and to the east of the A34 trunk road.

Abingdon Science Park is to the east of the town centre, off Barton Lane, with access onto the A34 approx 2.4 miles to the north. The Quadrant is situated at the front of the Park, within easy walking distance to the town centre, adjoining White Horse Leisure Centre and nearby riverside walks.

Local train services are available at Culham and Radley, with Didcot Parkway mainline railway being approx 8.6 miles to the south.

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## DESCRIPTION

The Quadrant development is a modern business scheme arranged in 4 blocks within an attractive landscaped environment. Each building is arranged over two floors with its own self-contained entrance.

Originally constructed for R&D occupation, with good floor to ceiling heights and solid floors, the buildings lend themselves to both office and R&D use. The layout of the scheme allows for both vertical and horizontal division.

Externally each building has adjoining onsite parking.

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## ACCOMMODATION

The following units are currently available;

	Sq Ft	Sq M
Unit 29	4,405	409.2
Unit 30	4,205	390

Areas shown are approximate net internal areas.

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## REFURBISHMENT PROGRAMME

A comprehensive refurbishment programme is underway at The Quadrant, including the enhancement to the Park's signage and built environment.

Each unit is offered in a fully refurbished state, either undertaken or planned, with the following general specification:

- New ceiling, lighting and combined heating/cooling systems
- Comprehensively refurbished with new carpets and decorations

Subject to future availability on the Park and terms the landlords can tailor specifications to meet individual occupier requirements.

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## TERMS

The premises are available on new full repairing and insuring terms at a rental based on £17.00 psf, exclusive of VAT, all other outgoings and business rates.

A service charge will be levied, details of which are available on application.

Note that quoting terms assume the completion of a base refurbishment package, with a higher level of works available, subject to terms.

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## VAT

VAT is applicable to the rent.

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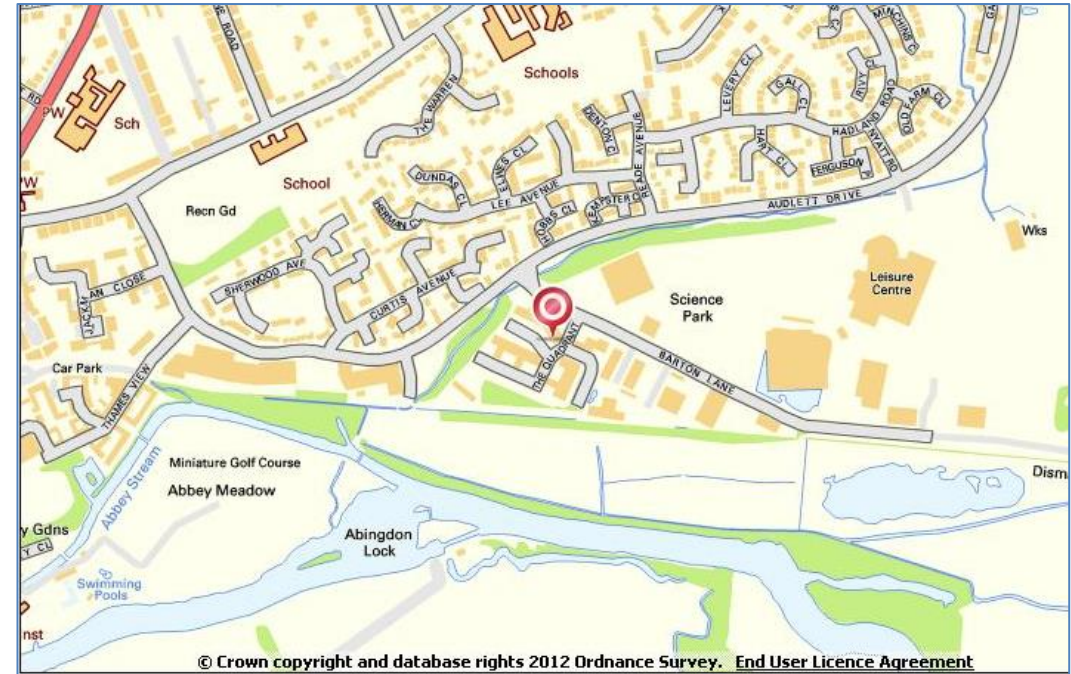
## WEBSITE

<https://thequadrant.space/>

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