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3,154 sq ft (293 sq m)

FULLY REFURBISHED OFFICE SUITE TO LET UNIT 2 AVALON HOUSE, ABINGDON OX14 1TZ



In Brief

- New suspended ceilings
- New LED lighting
- Under floor trunking
- New carpets throughout
- Refurbished WCs
- 15 car parking spaces
- Prominent location close to the A34

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Location

Avalon House is prominently located on the Marcham Road, the main arterial road into Abingdon from the Marcham interchange. Abingdon is approximately 8 miles south of Oxford and adjacent to the A34 which provides direct access to the M40 (North) and M4 (South).

Description

Avalon House comprises a two-storey building complex made up of 3 separate units. The available suite is located on the ground floor of unit 2, which is in the process of being extensively refurbished to provide a modern open plan office suite, updated WCs (including the accessible toilet within the office space), and an installation of a separate unisex shower. The suite is suitable for a variety of uses subject to planning.

Legal Costs

Each party to bear their own costs.

Value Added Tax

All terms quoted are exclusive of VAT where payable.

EPC

EPC B (46) rating

Rates

2023 Rates Value: £46,500

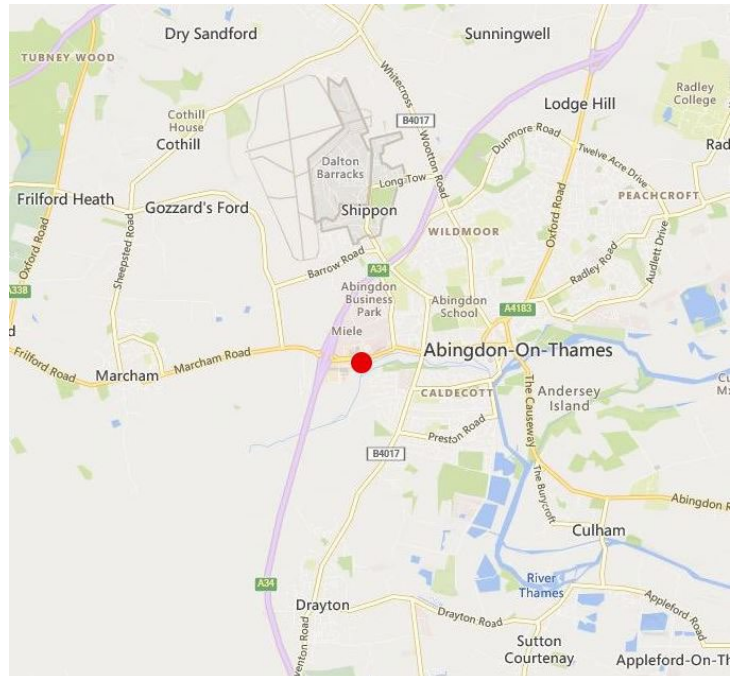
Rent

£21.50 per sq ft, per annum, exclusive

All terms are exclusive of Service Charge and Insurance

Enquiries

For further information please contact the sole letting agents.



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