



# SPECTRUM

ABINGDON BUSINESS PARK,  
WYNDYKE FURLONG,  
ABINGDON, OX14 1DZ

**4,643 SQ M (49,974 SQ FT)**

**WAREHOUSE / PRODUCTION FACILITY  
FOR SALE (MAY LET)**

**AVAILABLE NOW**

# SPECTRUM...

A highly specified warehouse / production facility ready for immediate occupation. This HQ style facility is located in a vibrant business park, surrounded by a variety of industries; notably high-tech, distribution and manufacturing uses.



MODERN HQ  
STYLE WAREHOUSE



ESTABLISHED  
BUSINESS LOCATION



EASY ACCESS TO M4  
(J13) VIA A34



PRIME EMPLOYMENT  
AREA



CLOSE PROXIMITY TO KEY  
TRANSPORT LINKS



FLEXIBLE  
WAREHOUSE







## LOCATION

Spectrum is prominently located on the Abingdon Business Park which is located to the west of Abingdon town centre in Oxfordshire, only 6 miles to the south of Oxford. The property lies to the north of Wyndyke Furlong which connects to Marcham Road via Colwell Drive. Marcham Road joins the A34 dual carriageway which in turn provides direct access to the M4 (J13) within 20 miles, and to the M40 motorway (J9) within 16 miles.

Abingdon Business Park is the principal employment area in Abingdon and lies adjacent to Abingdon Trade Centre, with the town's main retail park to the south.

Local occupiers include Smeg UK, M Flow and Gigaclear.



**3**   
MINUTES  
TO A34

**16**   
MINUTES TO  
DIDCOT PARK  
STATION

**32**   
MINUTES  
TO M40 (J9)

### TENURE

The long leasehold interest is for sale.

### SERVICE CHARGE

The service charge is currently £33,009.56 per annum which equates to £0.61 per sq ft.

### BUSINESS RATES

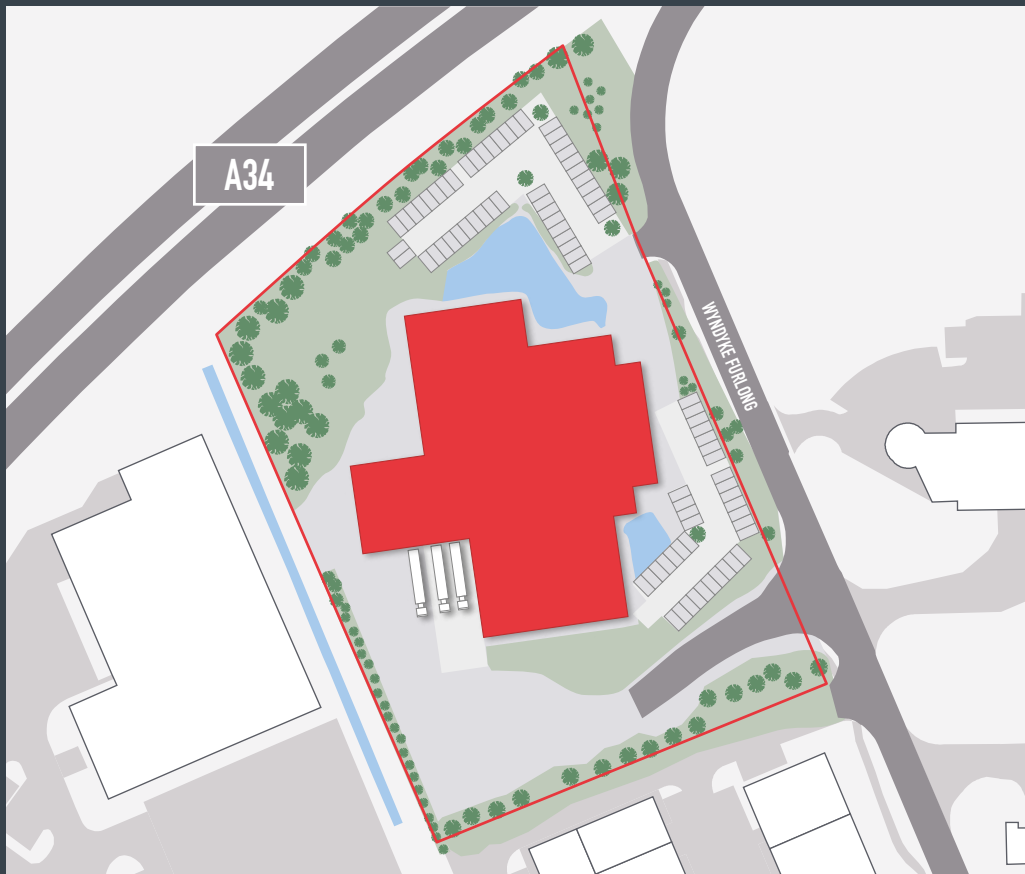
The property has a rateable value of £225,000.

### EPC

EPC Rating is D.

## DESCRIPTION

The property comprises a steel portal frame construction with brick elevations arranged over a single storey warehouse and production facility, together with three storey offices to the front of the property. The building was constructed in 1996.



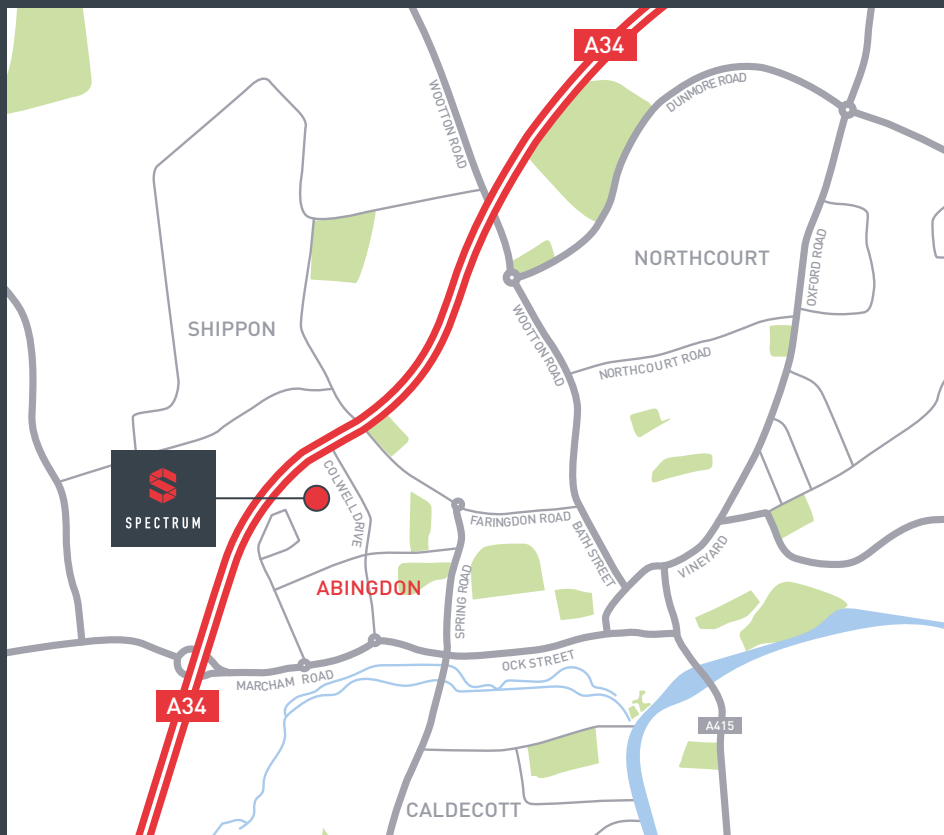
## ACCOMMODATION

AREA	SQ M	SQ FT
Warehouse	1,149.7	12,376
Loading room	494.3	5,320
Production	856.1	9,215
Production mezzanine	382.39	4,116
Wet rooms and warehouse lobby	296	3,186
Ground floor offices and changing	676	7,276
First floor offices and canteen	649.7	6,994
Second floor offices	138.48	1,491
<b>TOTAL</b>	<b>4,642.7</b>	<b>49,974</b>

All measurements are Gross Internal Areas (GIA) in accordance with the RICS Code of Measuring Practice.

## SPECIFICATION

- 3.4 acres on a self-contained, secure site
- Modern warehouse and production facility with mezzanines
- 9.8m eaves to the warehouse rising to 12.7m
- 2 dock level loading doors and 1 level access loading door
- Racking to the warehouse (to be left in situ)
- Forklift charging point
- Kitchenette, changing and canteen areas
- 3 storey offices with HQ style glazed reception
- Secure loading yard
- 83 car parking spaces and 8 HGV spaces
- Sprinkler pond
- CCTV



## DISTANCES

	MILES	MINS
A34	1 mile	3 mins
Abingdon-on-Thames	1.5 miles	4 mins
A420	5 miles	12 mins
Oxford	6 miles	14 mins
Didcot Parkway Station	7 miles	16 mins
Oxford Railway Station	9 miles	20 mins
A40	10 miles	22 mins
M40 [J9]	16 miles	32 mins
M4 [J13]	20 miles	42 mins
Central London	62 miles	1 hr 26 mins

## PURCHASE PRICE

On application.

## CONTACT

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