

BUILDING ONE

ABINGDON BUSINESS PARK | WYNDYKE FURLONG | ABINGDON OX14 1UQ



2
8,838 sq ft
[821 sq m]

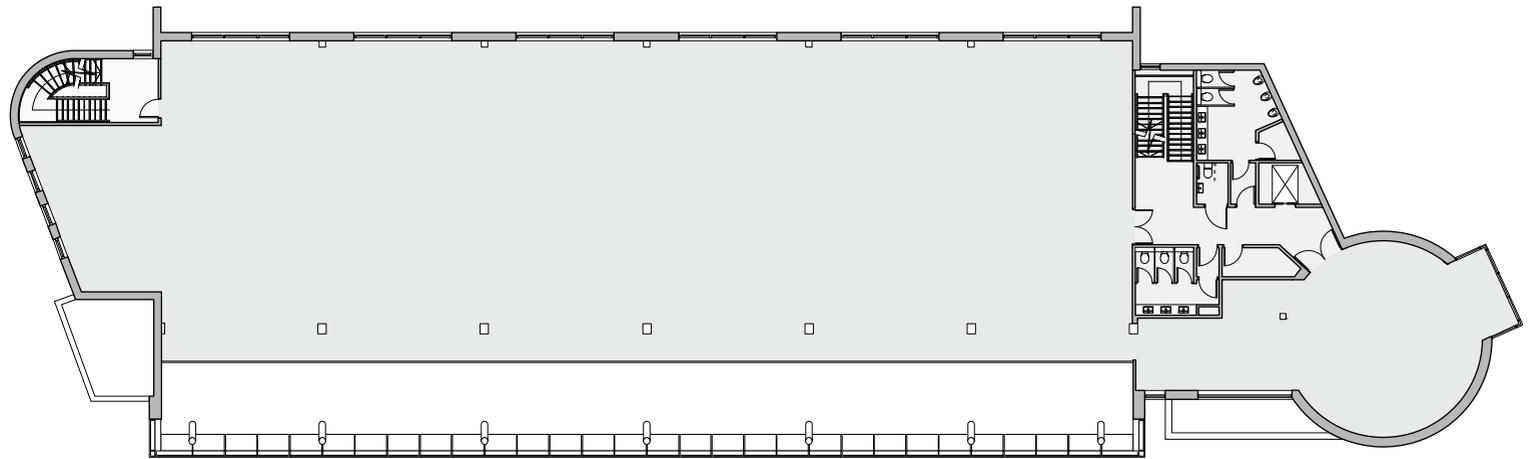
1
8,838 sq ft
[821 sq m]

G
8,859 sq ft
[823 sq m]

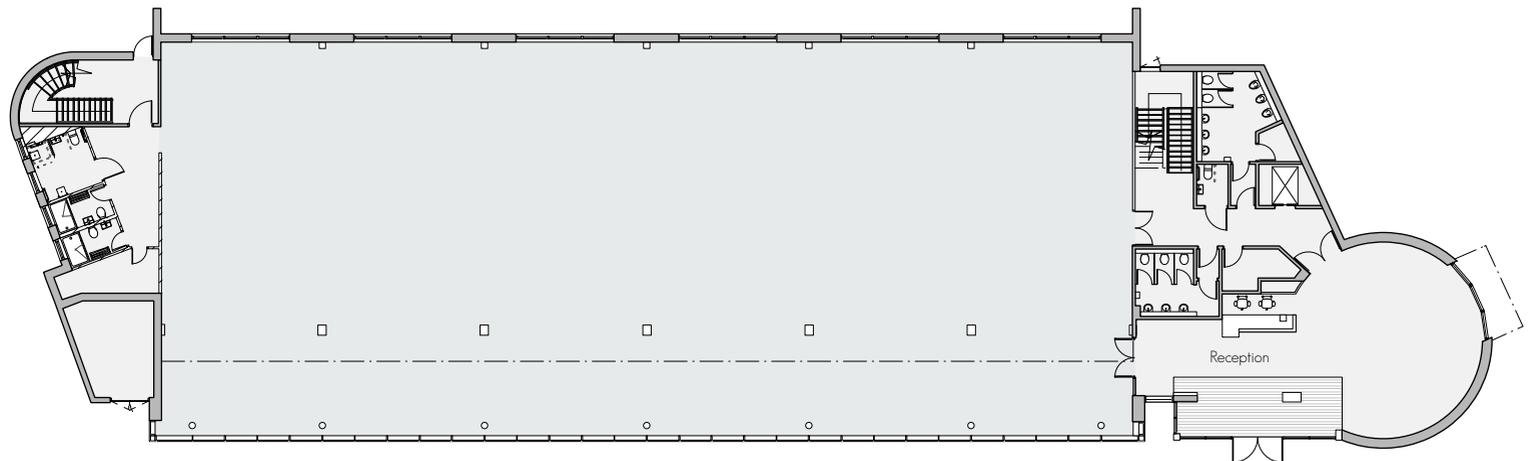
Reception
1162 sq ft
[108 sq m]

Total
27,697 sq ft
[2,573 sq m]

* Approximate pre-refurbishment net internal area



Proposed Typical Upper Floor Plan



Proposed Ground Floor Plan

Main Entrance

Building One comprises a modern self-contained office building developed in 2001 which is currently undergoing a comprehensive refurbishment due to complete during the first quarter of 2016 to provide a headquarters office facility set within a self-contained site. The offices are largely laid out in open plan being arranged over ground and two upper floors.



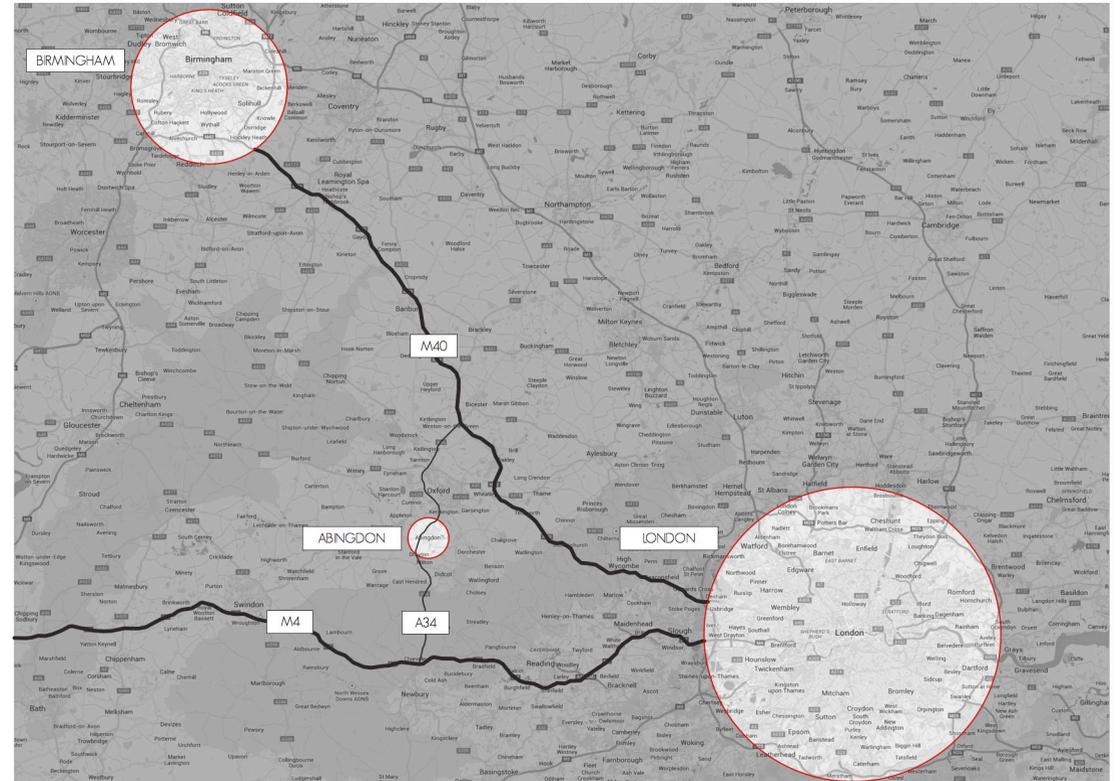
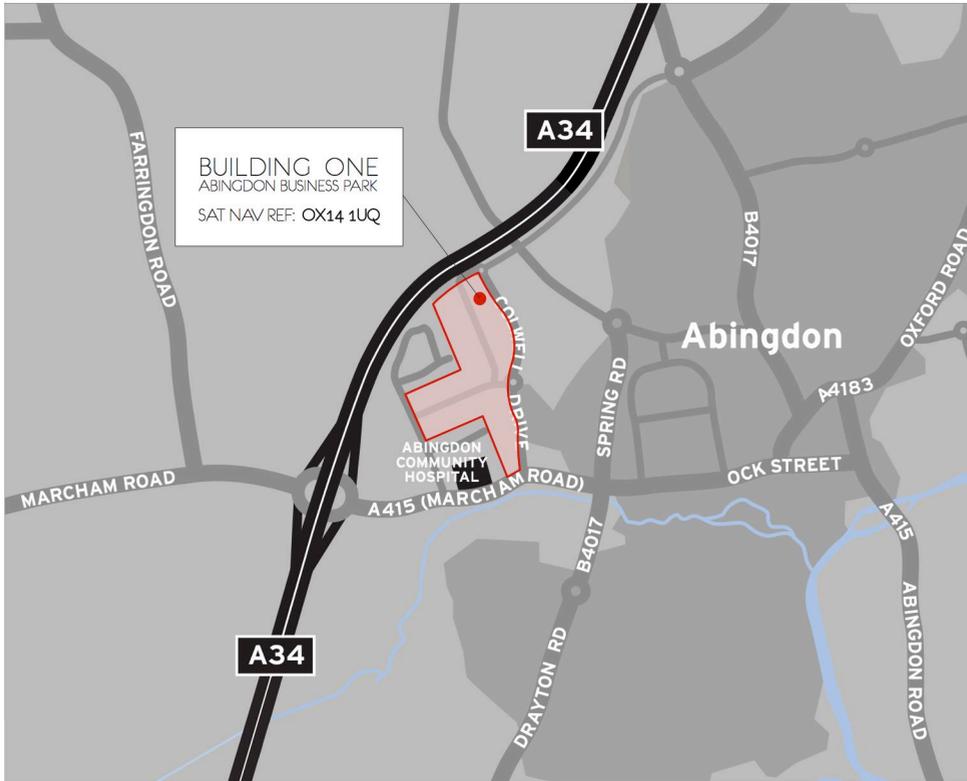
Specification to include:

- Glazed reception area
- Four pipe fan coil air conditioning
- Suspended ceilings
- Fully accessible raised floors on 1st & 2nd floors
- 8 person passenger lift serving all floors
- Male, female and disabled WC on each floor
- 2 shower rooms and 1 disabled one on the ground floor
- Excellent parking ratio of 1:228 sq ft



Building One is prominently located on Abingdon Business Park, a mixed use high technology and office campus set within 50 acres of landscaped grounds. The Park is located adjacent to the A34 providing excellent access to the M4 / M40.

Didcot Parkway train station is a 7.6 mile drive and from which trains run regularly to London Paddington with a journey time of approximately 40 minutes. Oxford train station is a 8.8 mile drive from which trains run regularly to Birmingham New Street with a journey time of approximately 70 minutes.



Viewing by prior appointment with joint agents:



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