



Abingdon Business Park is a 50 acre mixed use scheme set in the heart of Oxfordshire's economic and knowledge corridor. The park is prominently located adjacent to the A34 and provides a range of office and industrial accommodation through terraces of multi-let industrial units and detached office buildings.

The Park benefits from the following:-

- > Excellent road access both to the A34 and main trunk network
- > 24 hour security personnel from management centre
- > CCTV monitored access
- > Nearby main rail network access via Didcot Parkway
- > Quality landscaped environment
- > Mixed range of unit sizes to accommodate most business needs
- > Good parking provision
- > High speed broadband

Current occupiers

Taylor
Wimpey

Gigaclear

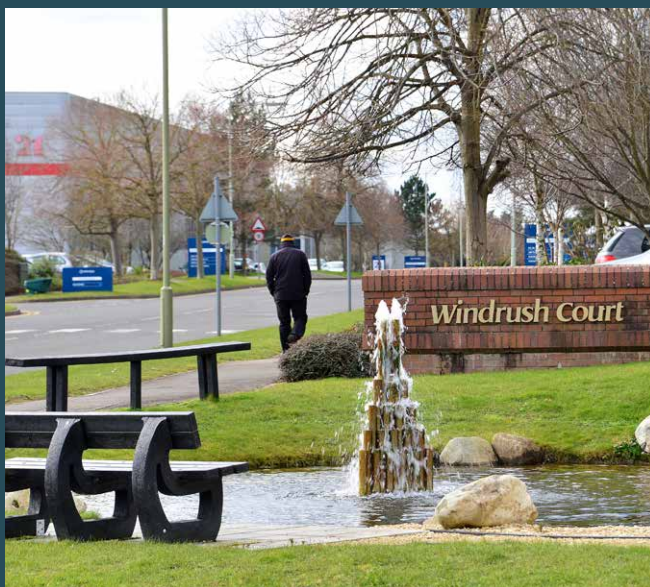
flow™

smeg
technology with style





The available suites in **Windrush Court** and **Hitching Court** have been comprehensively refurbished to create a stylish, modern, open plan accommodation.





^ HITCHING COURT

Comprises 12 self-contained office suites arranged over two floors accessed from a centrally located and spacious double-height entrance foyer. The building provides a total of 29,674 sq ft of accommodation, with available office suites from 1,189 sq ft.

The available suites have been refurbished to provide the following specification:

- New carpets
- Suspended ceilings with recessed lighting
- Open plan accommodation
- Self contained suites



Suite 3	1,522 sq ft	141 sq m
Suite 3A	1,956 sq ft	182 sq m

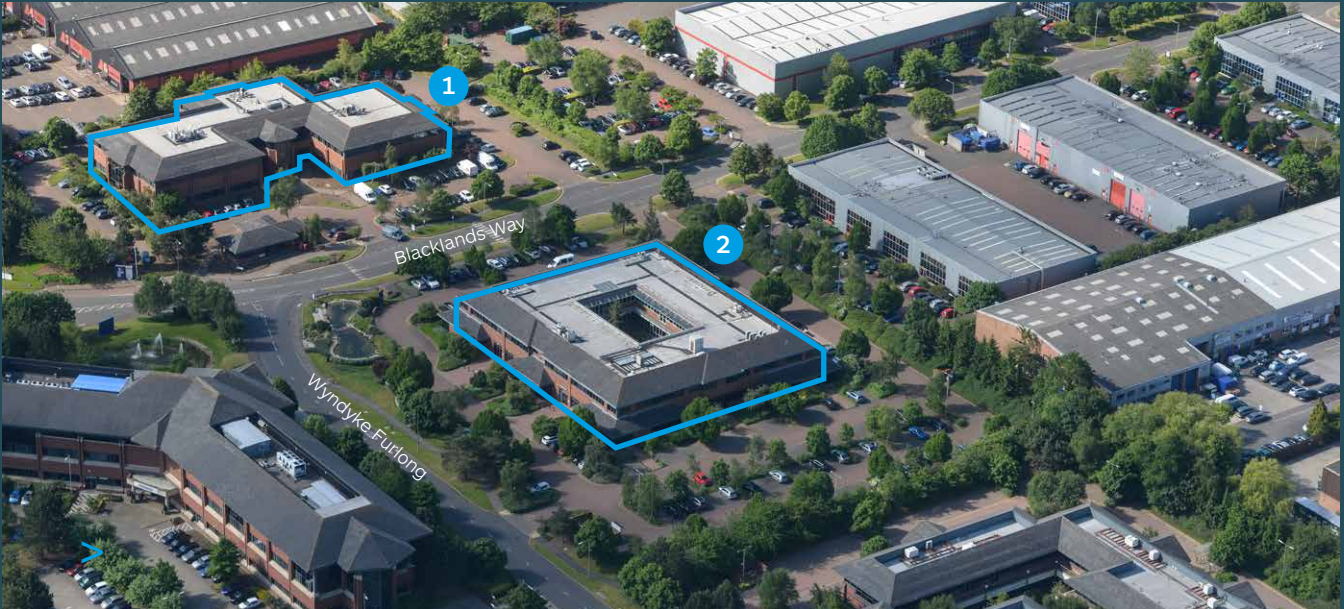
^ WINDRUSH COURT

The property comprises a detached two-storey office block providing a total of 39,000 sq ft in 8 self-contained offices suites. The offices are arranged around an open, central courtyard which provides fantastic natural light into the offices. The available suites have been refurbished and benefit from the below specification:

- Raised floors
- New carpets
- Comfort cooling
- Suspended ceilings with recessed lighting
- Self-contained suites
- Car parking ratio of 1:285 sq ft

Suite A	4,562 sq ft	423 sq m
Suite B	2,192 sq ft	203 sq m
Suite G	3,984 sq ft	370 sq m
Suite H	2,120 sq ft	197 sq m



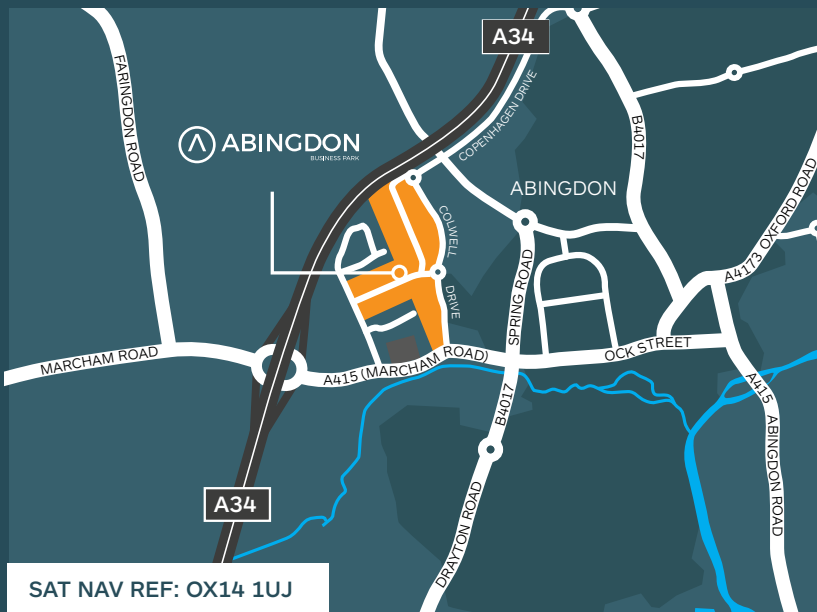


1 HITCHING COURT







2 WINDRUSH COURT

Abingdon Business Park is located directly to the east of the A34 dual carriageway, an arterial route that connects Southampton and Portsmouth to the Midlands. The A34 links with Junction 13 of the M4 at Newbury (17 miles) to the south and Junction 9 of the M40 (18 miles) to the north, providing access to the wider national motorway network.

The A415, running along the southern perimeter of the property, provides an east-west route, linking with the A4074 for Reading (6.4 miles) and the A420 for Swindon (5.6 miles).



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

Joint agents:



www.abingdonbusinesspark.co.uk

Asset managed by:



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