

# 9 NAPIER COURT

Barton Lane, Abingdon OX14 3YT

TO LET



**3,241 SQ FT**  
(301 SQ M)

End of Terrace Self Contained Office / R&D Unit  
on Established Science Park

**Lambert  
Smith  
Hampton**

# 9 Napier Court, Abingdon OX14 3YT

## Description

Unit 9 is a flexible unit that can be used for office or R&D purposes, the current owner has fitted out the Ground Floor as office space, it also has the benefit of front and rear access loading doors. Air conditioning serves both floors, and there is a reception area, WCs on both floors and a small kitchenette on the GF. Internal eaves height is 3M and there is excellent fibre connectivity on the business park. There are 10 demised parking spaces with the unit and further parking available on the park.

ACCOMMODATION	Sq Ft	Sq M
Ground Floor	1,405	131
First Floor	1,617	150
Reception	219	20
<b>TOTAL (NIA)</b>	<b>3,241</b>	<b>301</b>

## Specification

- Access Doors on Three Elevations
- Light Open Plan Office Space
- Air Conditioning
- 3 Phase Power
- LED Lighting
- Burglar and Fire Alarms

## Location

Napier Court Business Park, on Abingdon Science Park, is under a mile from the town center and near White Horse Leisure Centre. Radley Station (2.1 miles) offers trains to Oxford (10 min) and Didcot Parkway (9 min), with connections to London (45 min) and Birmingham (72 min). The A34 (1.5 miles) links to the M4 (19 miles) and M40 (18 miles).

## EPC

B (43)

## Terms

A New Full Repairing and Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.

## Rent

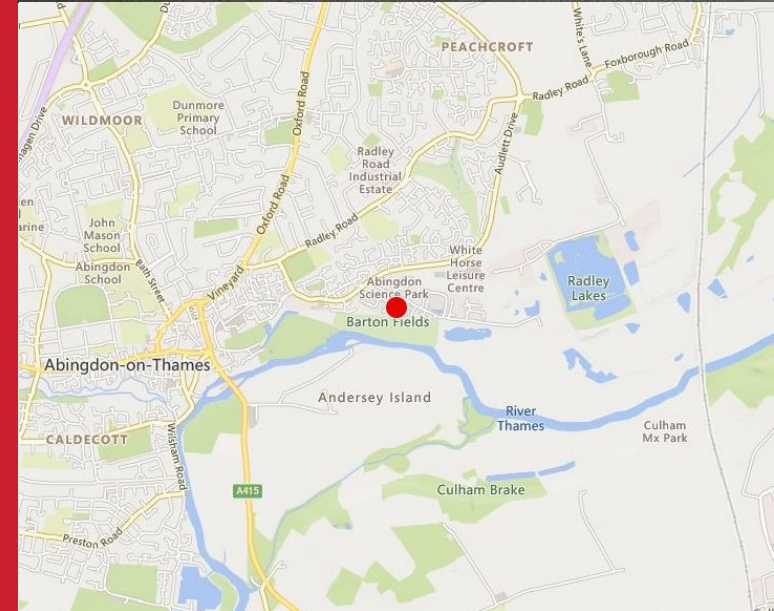
£24.00 Per Sq Ft

## Business Rates

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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## Viewings

By prior appointment only.

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