

# Abingdon Radley Road Industrial Estate Oxfordshire OX14 3RY

- **Freehold Multi-Let Industrial Investment**
- Estate of 8 units totalling 1,778.59 sq m (19,144 sq ft)
- Site area of approximately 0.46 hectares (1.14 acres)
- Established industrial location
- Asset management opportunity
- Potential residential redevelopment opportunity subject to consent
- Total Current Rents Reserved  
**£128,250 pa<sup>(4)</sup>**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

Abingdon, with a population of some 35,000, is an historic market town on the River Thames approximately 6 miles south of Oxford, adjacent to the A34 dual carriageway which provides access to junctions 8 and 13 of the M40 and M4 motorways respectively. The property is situated on Radley Road forming part of a larger and established industrial estate. Abingdon centre is located 1 mile to the south-east. Occupiers close by include Practical Car and Van Rental amongst a variety of similar occupiers. Otherwise, neighbouring buildings are predominantly residential.

## Description

The property occupies a site area of 0.46 hectares (1.14 acres) and is arranged to provide 8 industrial units plus hard surface yard. Units 3A & 3B are currently used as offices.

## Planning

The site may lend itself to redevelopment, subject to existing tenancies and to obtaining all necessary consents. All enquiries should be referred to Vale of White Horse District Council. Website Address: [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

## VAT

VAT is applicable to this lot. Please refer to the Special Conditions of Sale.

## Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## Energy Performance Certificate

For EPC Ratings please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** M Menhennet Esq, Chadbourne & Parke (London) LLP. Tel: 0207 337 8174 e-mail: [mmenhennet@chadbourne.com](mailto:mmenhennet@chadbourne.com)





173 Radley Road



Units 1 &amp; 2



Units 5, 6, 7 &amp; 8



Units 3A &amp; 3B

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
173 Radley Road	Camel Tyres Ltd	Ground Floor 315.53 sq m (3,396 sq ft)	5 years from 29.06.2012 FR & I (1)	£16,500 p.a.	Reversion 2017
Units 1 & 2	Woodwise Kitchens Ltd (with personal guarantee)	Ground Floor 358.11 sq m (3,855 sq ft)	9 years from 25.03.2012 (2) Rent review every 3 years FR & I	£25,750 p.a.	Rent Review 2018/ Reversion 2021
Units 3A & 3B	Bet Digital Ltd	Ground Floor 176.78 sq m (1,903 sq ft)	3 years from 01.05.2014 FR & I	£12,000 p.a.	Reversion 2017
Unit 4	Oxfordshire Tiling Supplies Ltd	Ground Floor 184.21 sq m (1,983 sq ft)	5 years from 05.06.2015 (3) Rent review on 05.06.2018 FR & I	£14,500 p.a.	Rent Review 2018/ Reversion 2020
Unit 5	Customark (Oxfordshire) Ltd	Ground Floor 185.58 sq m (1,998 sq ft)	5 years from 25.12.2012 FR & I	£14,000 p.a. (4)	Reversion 2017
Unit 6	Michael Andrew A Baskerville (t/a Baskerville Seafoods)	Ground Floor 186.09 sq m (2,003 sq ft)	5 years from 15.11.2015 FR & I	£14,000 p.a.	Reversion 2020
Unit 7	DCS Joncare Ltd	Ground Floor 186.20 sq m (2,004 sq ft)	10 years from 15.05.2007 Rent review in the 5th year FR & I	£14,000 p.a.	Reversion 2017
Unit 8	DCS Joncare Ltd	Ground Floor 186.09 sq m (2,003 sq ft)	10 years from 15.05.2007 Rent review in the 5th year FR & I	£14,000 p.a.	Reversion 2017
Land	Stephen Harrison and Andrew Steptoe (t/a A and S Scaffolding Oxford)	Land 231.24 sq m (2,489 sq ft)	5 years from 11.12.2015 (5)	£3,500 p.a.	Reversion 2020

NB. Not inspected by Allsop. Floor areas taken from Valuation Report.

(1) The lease is subject to a schedule of condition.

(2) There is a Landlord break option on 25th March 2018.

(3) There is a tenant break option on 5th June 2018.

(4) There is a fixed rental uplift to £14,000 per annum on 15th November 2016.

(5) There is a tenant break option on 11th December 2017.

**Total £128,250 p.a.**