

# unit 11 eyston way

NUFFIELD WAY INDUSTRIAL ESTATE ■ ABINGDON ■ OX14 1TR

CANMOOR



## Prime Industrial/Warehouse/Trade Unit 8,892 sq ft (826 sq m) **TO LET**

- Prominent trade counter location
- Adjacent to the new Fairacres Retail Park
- Modern refurbished unit ready for occupation
- 6m eaves height
- Large demised yard area
- High profile local occupiers

NEARBY  
OCCUPIERS  
INCLUDE:



# ABINGDON

# unit 11 eyston way

NUFFIELD WAY INDUSTRIAL ESTATE ■ ABINGDON ■ OX14 1TR

CANMOOR

## LOCATION

Abingdon in Oxfordshire lies to the north-east of Swindon, the south-west of Oxford and to the north-west of Reading. The A34 links Abingdon to Junction 13 of the M4, the A40 and thereafter Junction 9 of the M40. The estate is located within the primary commercial/industrial area of the town.

## DESCRIPTION

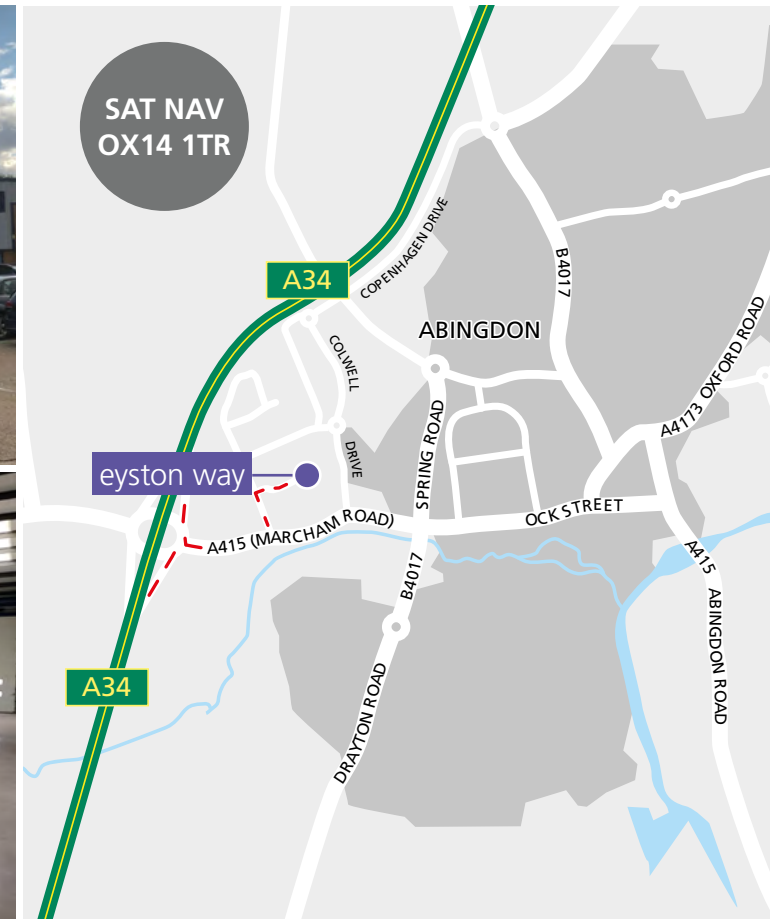
11 Eyston Way, Abingdon comprises a mid-terrace industrial/warehouse unit located on the established Nuffield Way Industrial Estate.

Features include:

- Two loading doors
- Large loading and car parking areas
- Fitted first floor offices
- Insulated steel roof
- 6m eaves
- Close to Screwfix and other trade users

## ACCOMMODATION

Unit 11	sq ft	sq m
Warehouse	7,074	657.2
Ground Floor Offices	909	84.4
First floor Offices	909	84.4
<b>Total</b>	<b>8,892</b>	<b>826.0</b>



## TERMS

New FRI lease available with terms subject to negotiation.

## EPC

EPC Rating:  
C 66

## FURTHER INFORMATION

For further information, please contact the joint sole agents:



**Duncan May**  
dmay@vslandp.com  
07879 883 886



**Jon Silversides**  
jon.silversides@carterjonas.co.uk  
07720 537 141

**Robert Gibbons**  
robert.gibbons@carterjonas.co.uk  
07468 708 997