



# Lambourn Court

Abingdon Business Park | Oxfordshire OX14 1UJ

49,244 sq ft (4,575 sq m) landmark Office  
Headquarters building - long leasehold for sale



## Summary

- Headquarters office building
- Suitable for conversion for a number of alternative uses (subject to planning)
- Generous site and parking provision
- Flexible floor plates around a central core
- Good access to A34 and other transport links

## Location

Lambourn Court is situated at the gateway to Abingdon Business Park which is located on the western edge of Abingdon. The park is accessed off Colwell Drive and lies adjacent to the A34 connecting the M4 with the M40.

The town of Abingdon is located just 6 miles (10km) south of Oxford, 26 miles (42km) north East of Swindon and 63 miles (101km) north west of Central London.

The closest mainline stations are Oxford and Didcot Parkway which provide regular services to London Paddington and London Marylebone, Birmingham New Street and Bristol Parkway. Radley Station is 3.8 miles (6km) to the east of Abingdon and offers further regular trains to London Paddington.

Abingdon Business Park is also well served by road with London Heathrow airport (67 miles), Luton Airport (73 miles) and Birmingham International Airport (73 miles).

Local amenities include a Tesco Extra superstore, McDonalds, the Four Pillars Hotel, Abingdon Community Hospital and Fairacres Retail Park.

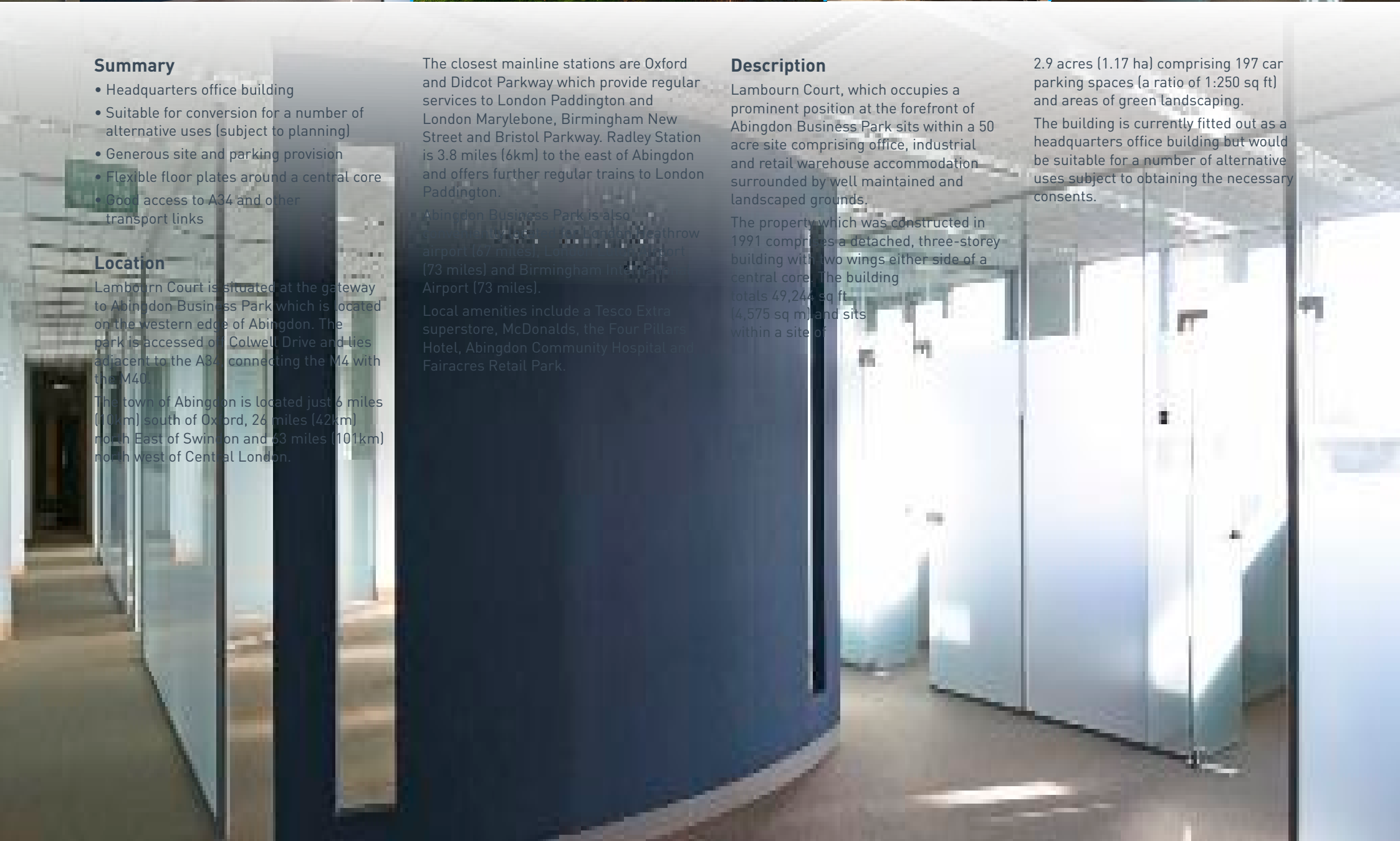
## Description

Lambourn Court, which occupies a prominent position at the forefront of Abingdon Business Park sits within a 50 acre site comprising office, industrial and retail warehouse accommodation surrounded by well maintained and landscaped grounds.

The property which was constructed in 1991 comprises a detached, three-storey building with two wings either side of a central core. The building totals 49,244 sq ft (4,575 sq m) and sits within a site of

2.9 acres (1.17 ha) comprising 197 car parking spaces (a ratio of 1:250 sq ft) and areas of green landscaping.

The building is currently fitted out as a headquarters office building but would be suitable for a number of alternative uses subject to obtaining the necessary consents.

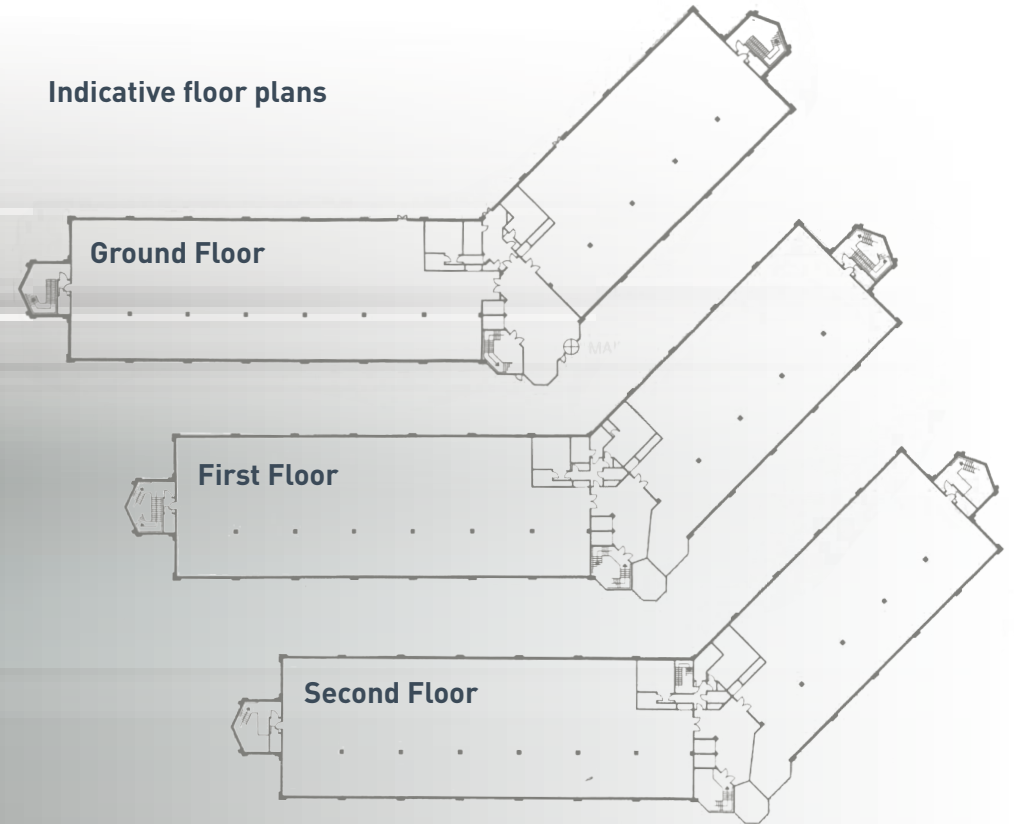




## Accommodation

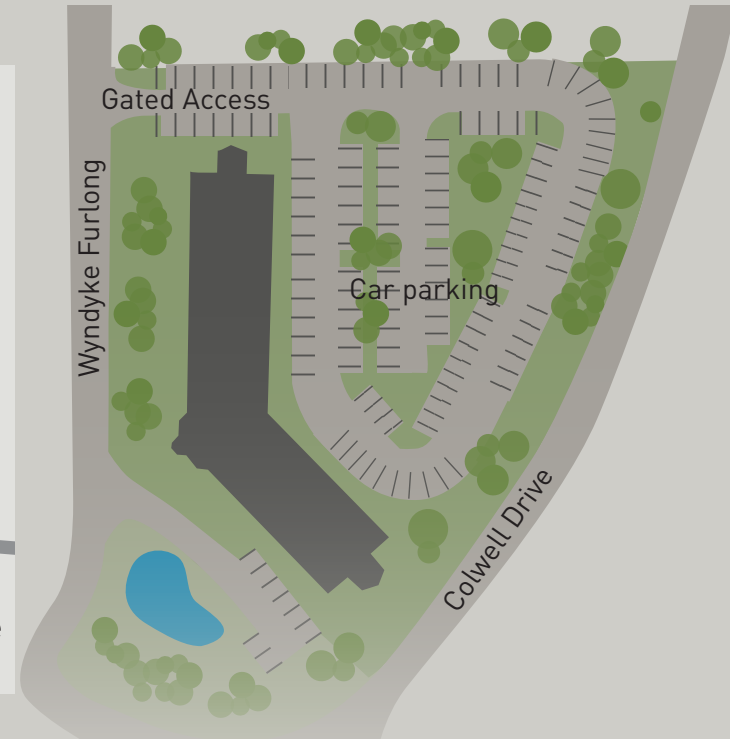
Lambourn Court	Use	sq m	sq ft
Ground Floor	Reception	57.3	617
Ground Floor	Office	1,461.8	15,735
First Floor	Office	1,527.8	16,446
Second Floor	Office	1,527.8	16,446
<b>TOTAL</b>		<b>4574.7</b>	<b>49,244</b>

## Indicative floor plans



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Abingdon Business Park | Oxfordshire



### Tenure

The property is held on a 125 year long lease from 24th June 2000. There are approximately 107 years unexpired.



### Outgoings

A ground rent of £1 per annum and an Estate Charge of £0.81 per square foot per annum.

### Price

Our client invites offers in excess of £3,900,000 (Three Million, Nine Hundred Thousand Pounds) exclusive of VAT for the long leasehold interest in the property.

### VAT

We understand that the property is elected for VAT.

### EPC

The building has an EPC rating of E.

### Rateable Value

The current Rateable Value is £615,000. We advise all parties to make their own enquiries.



### Legal Costs

Each party will bear their own legal costs in this transaction.

### Viewings

Viewings are available on request. Please contact the sole selling agents to arrange or if you require further information.

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