

# Self Contained Office To Let

## Alpha House, Gooch Drive

Didcot – OX11 7PR

The logo consists of the letters 'BWP' in a light blue, sans-serif font, centered within a dark grey square background.

# Self Contained Office To Let – 2,353 sq ft (GIA)

Alpha House, Gooch Drive, Didcot, Oxfordshire, OX11 7PR

**ASKING RENT £25,000 pa**



## Summary:

- An opportunity to lease a 2,353 sq ft self-contained office building in Didcot.
- The property is located on Gooch Drive within the Southmead Industrial Park in North Didcot.
- Fully fitted & furnished to a high specification and ready for occupation.
- 10 x Parking Spaces plus 2 x EV charging spaces.
- Air Conditioning, suspended ceilings & LED Lighting
- Ideal for a company HQ.
- Elected for VAT.

We are instructed to offer the building by way of a new full repairing and insuring lease for a term to be agreed.

**Asking rent of £25,000 pa (excl)**

# Alpha House, Gooch Drive, Didcot, Oxfordshire, OX11 7PR

## ASKING RENT £25,000 pa

### Location:

The Property is located on Gooch Drive within the Southmead Industrial Park in North Didcot.

Didcot is well connected by both road and rail. The town is located on GWR Main Line between London Paddington & Bristol with regular trains to London Paddington (Direct 43 Minutes) making it very popular with commuters. By road J13 of the M4 is 15 miles to the South along the A34 whilst J8A of the M40 is 15 miles to the North.

### Description:

The property consists of a two-story self-contained office building measuring approx. 2,353 sq.ft (GIA). The accommodation is a mix of open plan offices and meeting/break out rooms, and is fully fitted, furnished and ready for immediate occupation.

The specification includes air conditioning, LED lighting

### VAT:

The property is elected for VAT.

### Areas:

**Gross Internal Area 218.61 m2 (2,353 sq ft)**

NB. Information provided by the Vendor, not measured by BWP Commercial Property.

### Term:

The unit is being offered by way of a new full repairing and insuring lease for a term to be agreed.

### Asking rent of £25,000 pa

(exclusive of Business Rates, VAT and Insurance).

### Planning:

The property currently has Class E(c) use (office).

### EPC:

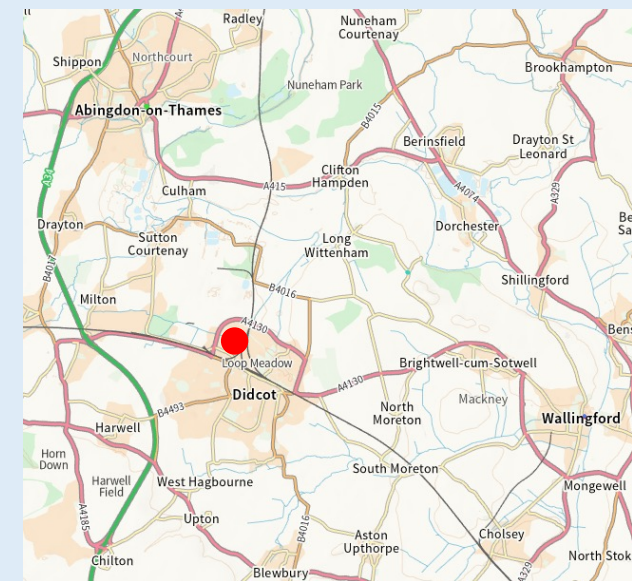
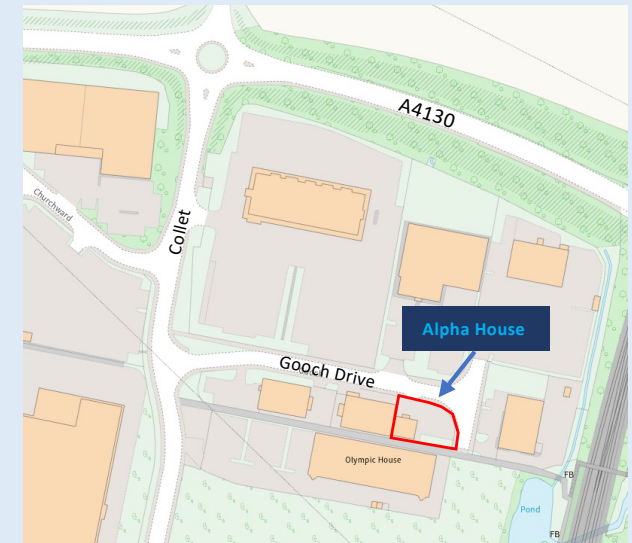
EPC certificate and report available on request. Rated C.

### Business Rates:

The unit has a rates payable to the landlord of £5,320pa.

### Service Charge:

No service charge payable.



NB. The plan is for identification only. © Crown Copyright OS 0100055500

**BWP Commercial Property Ltd**

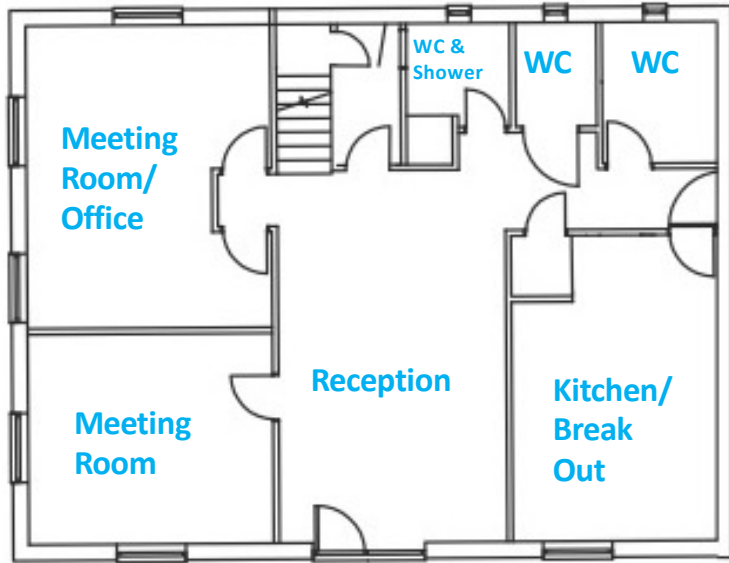
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Alpha House, Gooch Drive, Didcot, Oxfordshire, OX11 7PR  
**ASKING RENT £25,000 pa**

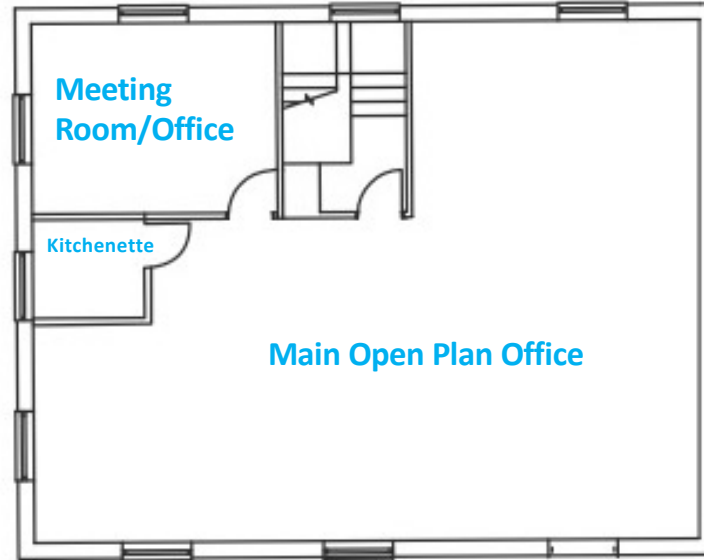


Alpha House, Gooch Drive, Didcot, Oxfordshire, OX11 7PR

ASKING RENT £25,000 pa



Ground Floor



First Floor

Areas:

	Gross Internal Area		Office/Meeting Area	
	Sqm	Sq Ft	Sqm	Sq ft
Ground Floor	108.1	1,164	36.9	397
First Floor	110.5	1,189	105.5	1,133
<b>TOTALS</b>	<b>218.6</b>	<b>2,353</b>	<b>142.48</b>	<b>1,530</b>

NB. Information provided by the Vendor, not measured by BWP Commercial Property.

Further Information:

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