



Phase 1 Under Construction - To Let/For Sale

1,327 Sq ft (123 Sq m) to 13,722 Sq ft (1,275 Sq m) approximately

A new development of high quality industrial and warehouse units ready Summer 2016

Key features:-

- Three phase power
- Roller shutter loading door
- Disabled WC
- Concrete flooring
- Small office reception
- Good parking ratio

LOCATION

Carterton is situated just south of the A40 on the B4020 Burford to Faringdon Road, some 15 miles west of Oxford, and serving Brize Norton Air Base. The town is home to a rapidly expanding population and an established commercial sector. Within Carterton itself, the subject site is situated within Industrial Estate South, Carterton accessed from Black Bourton Road.

DESCRIPTION

Three Michaels Yard will comprise a total of ten new industrial and warehouse units in two terraces flanking a central access road. Available individually or in combination, each unit will be constructed around a steel portal frame with a combination of block and profiled sheet cladding to external elevations. Offering approximate eaves height in the order of 6m, each unit has been designed so as to facilitate the construction of a mezzanine by an ingoing occupier.

- Three phase power
- Disabled WC
- Roller shutter loading door
- Concrete floor
- Designed for a small office reception area
- Good parking ratio

ACCOMMODATION

The property comprises the following approximate gross internal floor areas:-

PHASE 1	Sq ft	Sq m	Quoting Rent No Ground Rent Payable	Quoting Price Subject to Ground Rent	Ground Rent (applicable to sales)	PHASE 2	Sq ft	Sq m	Quoting Rent No Ground Rent Payable	Quoting Price Subject to Ground Rent	Ground Rent (applicable to sales)
Unit G	1,327	123	£12,000	£150,000	£1,667.25	Unit A	1,527	142	£13,750	£175,000	£1,795.50
Unit H	1,327	123				Unit B	1,527	142	£13,750	£175,000	£1,795.50
Unit I	1,496	139	£15,750	£200,000	£1,795.50	Unit C	1,527	142	£13,750	£175,000	£1,795.50
Unit J	1,737	161				Unit D	1,527	142	£13,750	£175,000	£1,795.50
						Unit E	1,527	142	£13,750	£175,000	£1,795.50
						Unit F	1,527	142	£13,750	£175,000	£1,795.50

TENURE

The units are available to let on the basis of a new full repairing and insuring lease for a term to be agreed. In addition long leasehold sales of the units may will also be considered (150 year long lease) subject to a ground rent to the freeholder.

BUSINESS RATES

2010 RV: will be assessed on completion of the development. For a guide please contact the agents. 2016/17 Multiplier: 0.497
All rateable values should be verified by the ingoing party with the Local Authority. Further information from www.voa.gov.uk

Service Charge

A small service charge will be payable in respect of management, maintenance and repair costs.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

Energy Performance Certificate

TO BE COMMISSIONED AFTER COMPLETION

VIEWINGS

Strictly by appointment with the joint sole letting/selling agents:-

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- JUNE 2016 SUBJECT TO CONTRACT

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