

Key features:

- Detailed planning consent for a new unit
- Existing buildings with yard
- Road frontage
- Mains services connected

2.61 Acre Site with Existing Buildings

Detailed Planning Consent for a Detached Warehouse/Industrial Unit
47,200 sq ft (4,385 sq m) Approximately

FOR SALE

01865 848488

www.vslandp.com

LOCATION

Eynsham is a popular village located on the A40 approximately 6 miles to the west of Oxford and 6 miles to the east of Witney. Access to the M40 is available at Junction 9 approximately 12 miles to the north east. The site is located to the south of Eynsham just off the B4429, adjacent to Oakfield Industrial Estate and opposite Oasis Business Park. The village has a strong commercial base and occupiers include Siemens, European Electronique and WS Atkins.

DESCRIPTION

The property holding comprises a level site with two existing industrial buildings of concrete portal frame construction. Both buildings front Stanton Harcourt Road and there is a substantial area of hard standing to the front and rear. Access to the site is via a set of security gates from Stanton Harcourt Road.

PLANNING

Planning has been granted (17/00329/FUL) for a new detached warehouse/industrial facility which totals **47,200 sq ft** approximately. Please contact the agents for further plans and information. These proposals have been costed and a purchaser may be able to take on a direct relationship with the contractor.

AREA

We estimate the approximate site area to be **2.61 acres (1.05 hectares)**. (Please see attached site plan for approximate site boundaries). The two existing concrete framed buildings which comprise the following approximate gross internal areas:

	Sq ft	Sq m
2 Bay Building	18,816	1,748
3 Bay Building	13,727	1,275
Total	32,543	3,023

PRICE

The guide price is **£1.7 million** exclusive of VAT.

BUSINESS RATES

Rateable Values (2017)

THE CURRENT BUILDINGS are assessed as follows:

Unit 2: £23,000 : Unit 3: £23,500 | 2018/19 Multiplier: 0.493

All rateable values should be verified by the ingoing party with the Local Authority.

Further information from www.voa.gov.uk

SERVICE CHARGE

None

VAT

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

EPC

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LEGAL COSTS

The ingoing occupier will be responsible for their own legal costs in respect of this transaction.

VIEWINGS

Strictly by appointment with the sole agents:-

Tom Barton

Duncan May

Richard Venables

VSL & Partners

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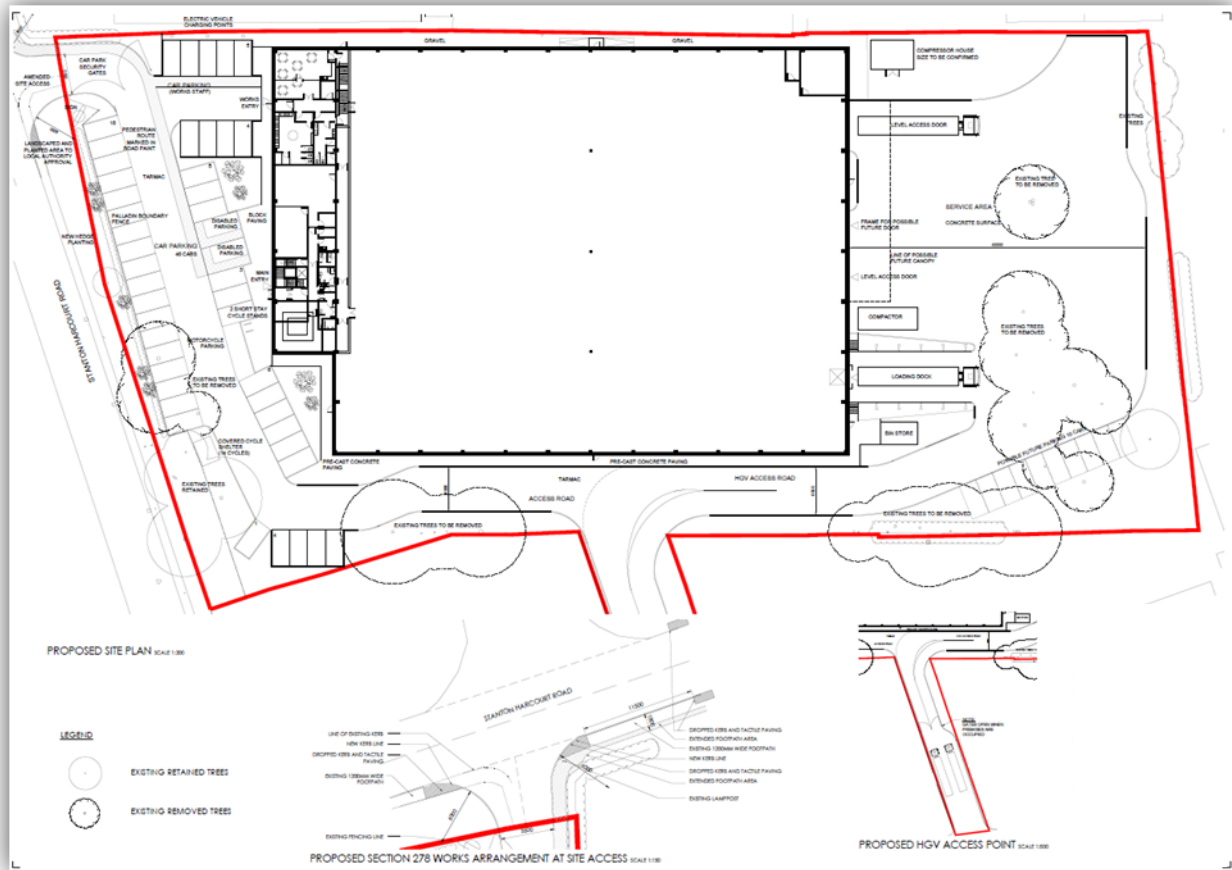
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EXISTING SITE PLAN



PROPOSED SITE PLAN



PROPOSED INTERNAL FLOOR PLANS

