



Key features:

- Self-contained site
- Secured by steel gates and fencing
- Covered loading area
- Freehold also available

To Let / May Sell

5,257 Sq ft (488 Sq m) Approximately

Self-Contained Light Industrial Unit with Generous Yard/Parking in a Secure Site

01865 848488

www.vslandp.com

LOCATION

Oakfield Industrial Estate is a popular trading estate approximately 5 miles to the west of Oxford just off the B4449 to the south of Eynsham. Unit 10 is found on the right hand side of the main estate road. Other occupiers include Phillips Airdri and European Electronique.

DESCRIPTION

The property comprises two linked production/storage buildings together with a covered loading/canopy area. The building is constructed of part concrete and part steel frame with lined steel sheets to the elevations and an asbestos cement roof. The unit has integral two storey office/w/c pod in a central location. The unit will be refurbished to include new lighting in the office and redecoration and benefits from the following features:-

- A self-contained and secure site
- 3 Phase power supply
- Covered canopy/loading area
- Outside space
- Between 5.4 m and 6.5 m minimum clear eaves height
- Single up and over loading door - 4.87 (w) x 4.28 (h) with separate secondary door
- First floor offices with amenity block beneath

ACCOMMODATION

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

	Sq ft	Sq m
Rear warehouse	1,900	176
Front warehouse/ancillary	2,017	187
First floor offices	517	48
Covered loading area	823	76
Total	5,257	488

TERMS

Unit 10 is available on a new lease for a term of years to be agreed at a quoting rent of **£35,000 per annum** exclusive. The freehold is available with vacant possession. The quoting price is **£575,000** exclusive of Stamp Duty Tax & VAT.

BUSINESS RATES

2017 RV: £27,250
(Workshop & Premises)
2018/19 Multiplier: 0.493

SERVICE CHARGE

The premises is self-contained and no service charge applies.

VAT

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

**ENERGY
PERFORMANCE
CERTIFICATE**
E 114

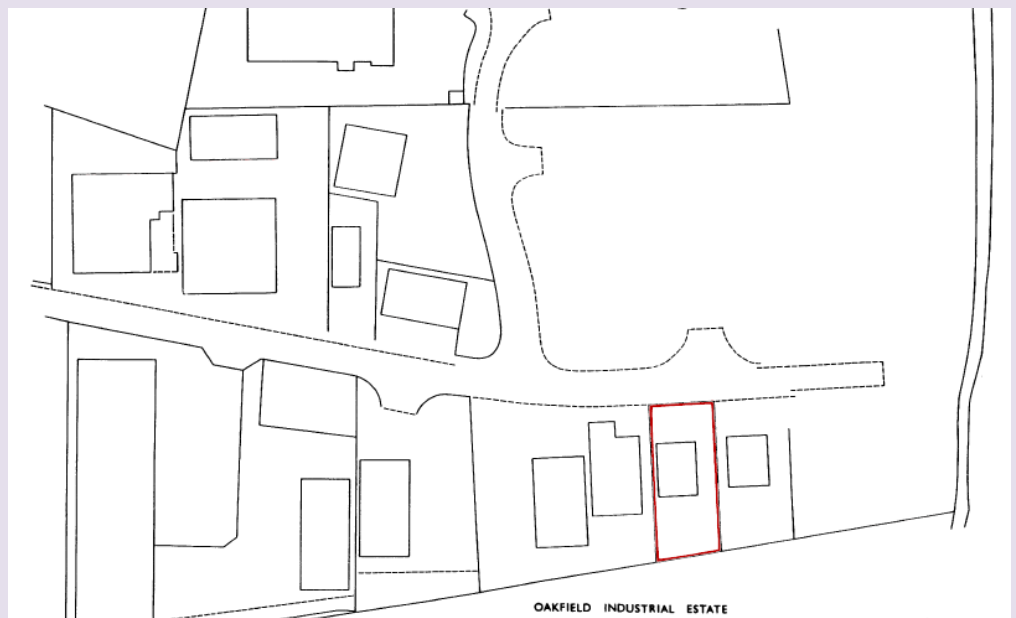
LEGAL COSTS

The lessee/purchaser will be responsible for their own legal costs in respect of this transaction.

VIEWINGS

Strictly by appointment with the letting/selling agents:-

Tom Barton/Duncan May
VSL & Partners
22 Bankside
Kidlington
Oxford
OX5 1JE
T: 01865 848488
E: tbarton@vslandp.com
dmay@vslandp.com



VSL & Partners Ltd, their clients and any joint agents give notice that:

- These particulars are set out as a general outline only, for the guidance of intended purchasers and lessees, and do not constitute, nor constitute part of, any offer or contract;
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the accuracy of each of them;
- No person in the employment of VSL & Partners Ltd has any authority to make or give any representation or warranty whatsoever in relation to the property;
- Unless otherwise stated, all rents and prices quoted are exclusive of VAT which may be payable in addition.
- All rateable values should be verified with the Local Authority. 10 May 2018

SUBJECT TO CONTRACT

Updated : May-18