



Unit 4, West Oxfordshire Business Park, Carterton OX18 3FN
BUSINESS UNIT TO LET £65,000 per annum

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West Oxfordshire Business Park, Carterton OX18 3FN

UNIT 4 - 732 sq.m (7,884 sq.ft)

£65,000 per annum Leasehold

LOCATION

West Oxfordshire Business Park is located at the entrance to the town of Carterton, currently the second largest settlement in the district and the subject of major strategic housing and commercial development. The Park is directly opposite RAF Brize Norton, the hub of an expanding Transport Command, which is providing increasing business opportunities in the locality. It is less than a mile from the town centre.

Carterton is within easy reach of Witney (4 miles), Oxford (18 miles), Faringdon (10 miles), Swindon (22 miles) and Cheltenham (26 miles).

DESCRIPTION

Unit 4 West Oxfordshire Business Park forms part of the First Phase of development on the Park. The unit has been constructed to a high specification with reconstituted stone elevations with perimeter high level windows, and 5.5m clear eaves height.

ACCOMMODATION

The unit benefits from the following approximate ground floor gross internal area:

732 sq.m (7,884 sq.ft)

TERMS

The unit is available by way of new full repairing and insuring lease on a term to be agreed. There is an Estate service charge to cover general maintenance of landscaping, lighting, cleaning, services etc. Details are available upon request.

SERVICES

We have not tested any of the services and give no warranty as to their condition.

ENERGY PERFORMANCE CERTIFICATE

The unit has a B rating of 48. The EPC report is available on request.

BUSINESS RATES

The local authority is West Oxfordshire District Council. The current Rateable Value is £37,250.

VAT

All terms quoted are exclusive of VAT.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

Strictly by appointment through the letting agent, Marriotts.

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