

# TO LET

# Carter Jonas



**SEDAC BUSINESS PARK  
STANTON HARCOURT ROAD  
EYNSHAM  
OXFORDSHIRE  
OX29 4JB**

**Brand new light industrial and distribution  
business units**

**Available Now**

- 4,036 – 8,072 sq.ft (375 – 750 sq.m)
- 50% Mezzanine Coverage
- Roller Shutter Loading Bay
- 30kN/m<sup>2</sup> Floor Loading
- 7.2m Eaves

## LOCATION

Eynsham is situated adjacent to the A40, 5 miles west of the City of Oxford. The property is located on the B4429 Stanton Harcourt Road to the south Eynsham, adjacent to Oakfield Industrial Estate and opposite Oasis Business Park.

Nearby Oxford benefits from a mainline train station which links with London, Birmingham and Bristol and has good access to the A34 which links to the M40 to the north and M4 motorway to the south.

## DESCRIPTION

SEDAC Business Park comprises 12 various sized, modern, efficient units comprising of metal insulated wall and roof panels with double glazing. Internally the units will include sealed concrete floor with 30KN/m<sup>2</sup> floor loading and a mezzanine loading of 5KN/m<sup>2</sup>. The buildings will provide an eaves height of 7.2m with 3.8m clear height under the mezzanine.

The buildings are suitable for a range of uses from general light industrial to storage and distribution.

## ACCOMMODATION

Units are available individually or combined.

The units offer the following approximate gross internal floor areas;

Unit	Grd Flr / sq.ft	First Flr / sq.ft	TOTAL SIZE
Unit 1	3,229	1,614	4,843
Unit 2	2,691	1,345	4,036
Unit 3	2,691	1,345	4,036
Unit 4	2,691	1,345	4,036
Unit 5	2,691	1,345	4,036
Unit 6	2,691	1,345	4,036
Unit 7	-	-	LET
Unit 8	2,691	1,345	4,036
Unit 9	-	-	LET
Unit 10	-	-	LET
Unit 11	-	-	LET
Unit 12	-	-	LET

## TERMS

Rent on application.

A service charge will be levied relating to communal areas, details on application.

Units can be secured now on pre lease agreements.

## VAT

All terms quoted are exclusive of VAT where chargeable.

## LEGAL COSTS

An undertaking of landlord's legal costs is required on the basis an applicant withdraws from the legal process.

## BUSINESS RATES

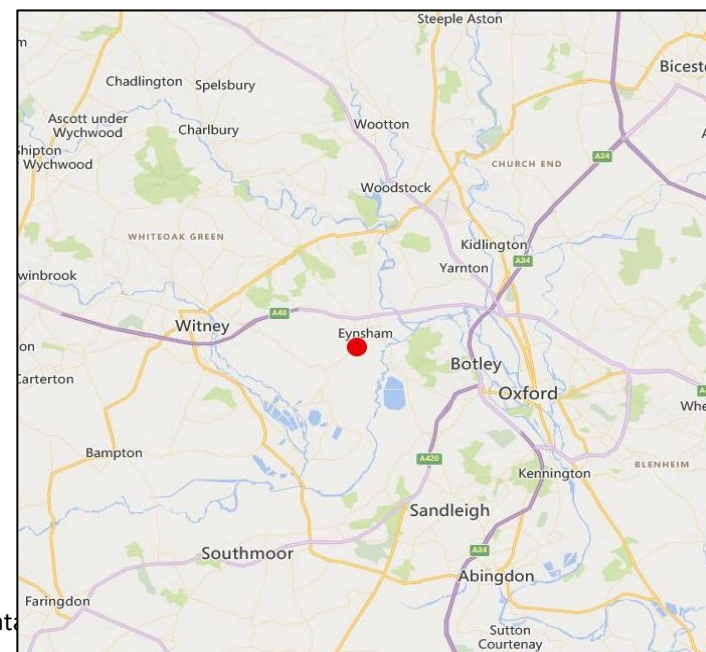
Rateable value: To be assessed

We recommend interested parties contact West Oxfordshire District Council to seek formal guidance.

## EPC

To be assessed.

Apr 25





### Viewing - Office Details

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### IMPORTANT INFORMATION

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