

TO LET

Carter Jonas



**WEST OXFORDSHIRE BUSINESS PARK
CARTERTON
OX18 3FX**

**Modern business units with
warehouse and office / ancillary
space**

- 5,154 sq.ft to 49,473 sq.ft
- Self Contained
- Ample on site parking
- 3 Phase Power Supply
- 5.5m Eaves Height

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

Currently undergoing construction, the units will offer open plan workshop space, plus ground and first floor offices.

The units will be constructed to a high specification with reconstituted stone elevations, perimeter high level windows, large roller shutter doors and 5.5m clear eaves height. Ample car parking will be provided.

ACCOMMODATION

The properties have the following approximate Gross Internal floor areas:

	GROUND FLOOR	MEZZANINE FLOOR	TOTAL
Unit 5	7,750 sq.ft	1,347 sq.ft	9,098 sq.ft
Unit 6	6,200 sq.ft	969 sq.ft	7,169 sq.ft
Unit 7	6,200 sq.ft	969 sq.ft	7,169 sq.ft
Unit 8	6,200 sq.ft	969 sq.ft	7,169 sq.ft
Unit 9	5,812 sq.ft	1,353 sq.ft	7,165 sq.ft
Unit 10	5,580 sq.ft	969 sq.ft	6,549 sq.ft
Unit 11	4,185 sq.ft	960 sq.ft	5,154 sq.ft

TENURE/RENT

The units are available by way of a 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.

Rent on application.

BUSINESS RATES

Local Authority West Oxfordshire District Council.

Rateable Values are to be accessed.

VAT

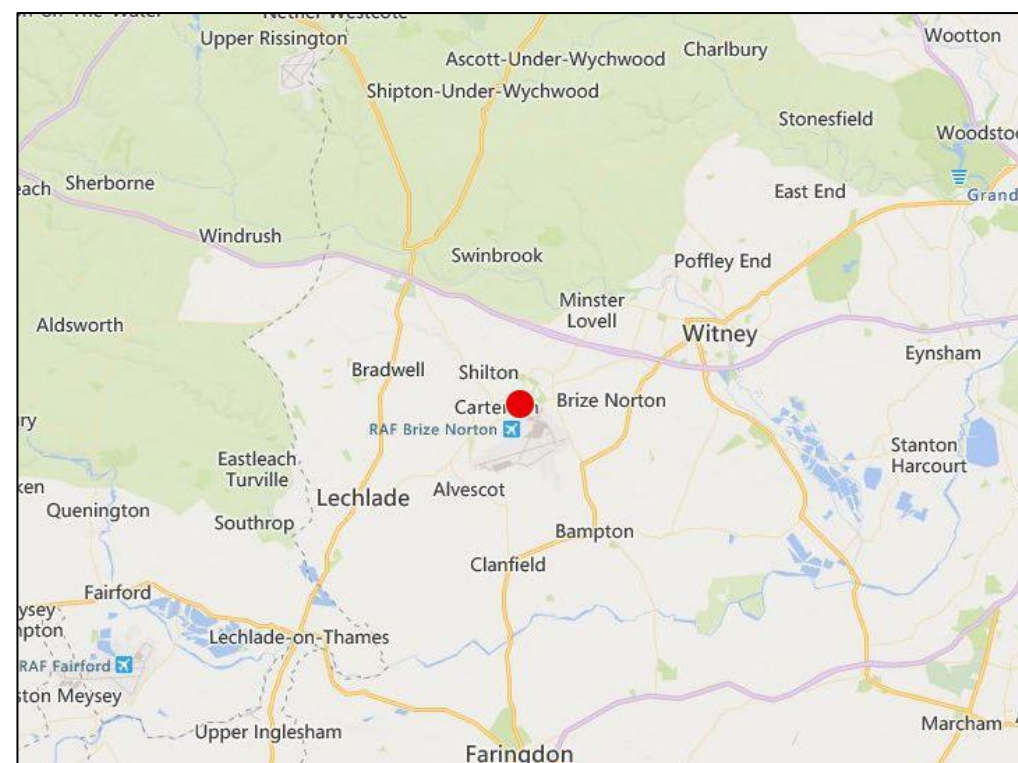
VAT is applicable.

EPC

An EPC will be obtained once construction is completed.

Mar 26





Viewing by appointment

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IMPORTANT INFORMATION

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Classification L2 - Business Data

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