

# TO LET

# Carter Jonas



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

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

- 9,084 sq.ft / 843.93 sq.m
- 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, Unit 5 will offer approx. 9,084 sq.ft. comprising open plan workshop space, plus ground and 1st floor offices.

The unit 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 property has the following approximate Net Internal floor areas:

	Sq M	Sq Ft
Ground Floor	720	7,750
First Floor	124	1,334
<b>TOTAL</b>	<b>848</b>	<b>9,084</b>

## TENURE/RENT

The unit is 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.

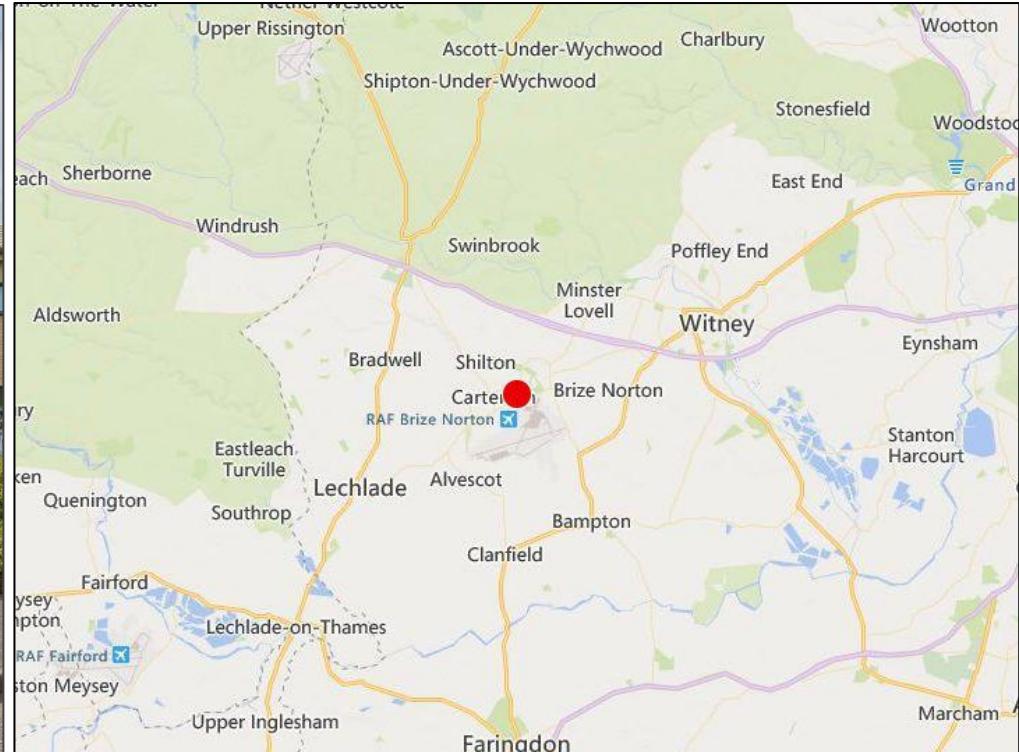
## EPC

An EPC will be obtained once construction is completed.

Sept 25



L2 - Business Data



#### **Viewing by appointment**

Elliot Lusby-Park  
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 Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

Scott Harkness  
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Tel: 07860 360821

#### **Joint Agents**

Marriotts Property LLP  
[property@marriotts.co.uk](mailto:property@marriotts.co.uk)

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#### **IMPORTANT INFORMATION**

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Classification L2 - Business Data

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