

TO LET

Carter Jonas



**UNITS 1 & 2 CARTERTON IND ESTATE
BLACK BOURTON ROAD
CARTERTON
OX18 3EZ**

**Two units available on the established
industrial area of Carterton**

- 14,887 – 30,298 sq. ft (1,383 – 2,815 sq. m)
- The units can be combined
- Established industrial location

LOCATION

The units are located in Carterton, which is approximately 5 miles southwest of Witney, and approximately 16 miles west of Oxford. It is located approximately 3.5 miles from the A40, the main Oxford to Cheltenham road.

Carterton Industrial Estate is an established industrial area with a large number of other small units in the immediate vicinity, including car garages and resellers, as well as residential area to the north and RAF Brize Norton is located to the south.

There is also number of local amenities within walking distance, including Morrisons, Aldi and other retailers. The nearest bus stop is located within 10-minute walk.

DESCRIPTION

The properties comprise of units on a combined site of approximately 2.3 acres. Units 1 and 2 are adjoining and connected and we understand date from the 1960s.

The units are located on a fenced self-contained yard.

Units 1 and 2 are of concrete portal frame construction and appear to have their original roofs. Each unit has a shutter door to the front, some mezzanine accommodation, together with offices and toilet facilities. These units can be combined to create a self-contained site.

ACCOMMODATION

The units offer the following approximate gross internal floor areas;

	Sq Ft	Sq M
Unit 1 / 1A	14,887	1,383
Unit 2 / 2A	15,411	1,432
TOTAL	30,298	2,815

TERMS

The units are available individually or combined by way of new full repairing and insuring leases, on terms to be agreed.

Rent on application.

In addition the landlord reserves the right to charge a service charge for external maintenance.

VAT

All terms quoted are exclusive of VAT where chargeable.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

BUSINESS RATES

Rateable value (from 1st April 2023):

Units 1 – 2: £88,500

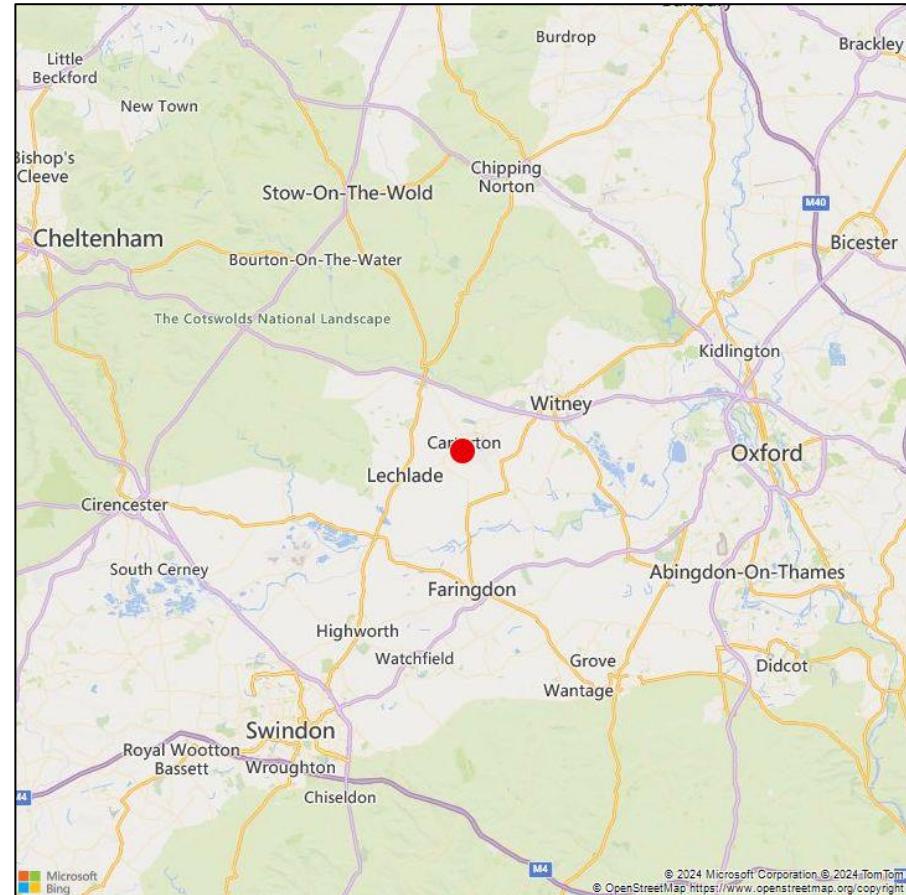
We recommend interested parties contact West Oxfordshire District Council to confirm above figures.

EPC

The following EPC ratings apply:

Unit 1/1A	C57
Unit 2/2A	D90

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