

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 south-west 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

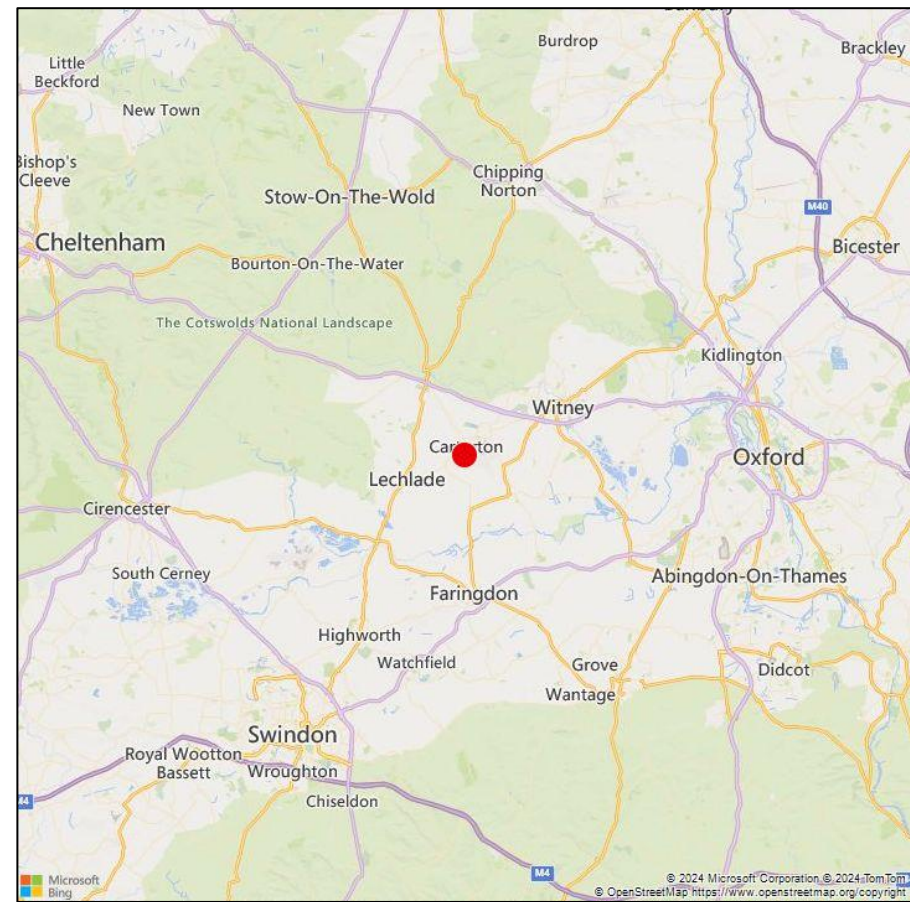
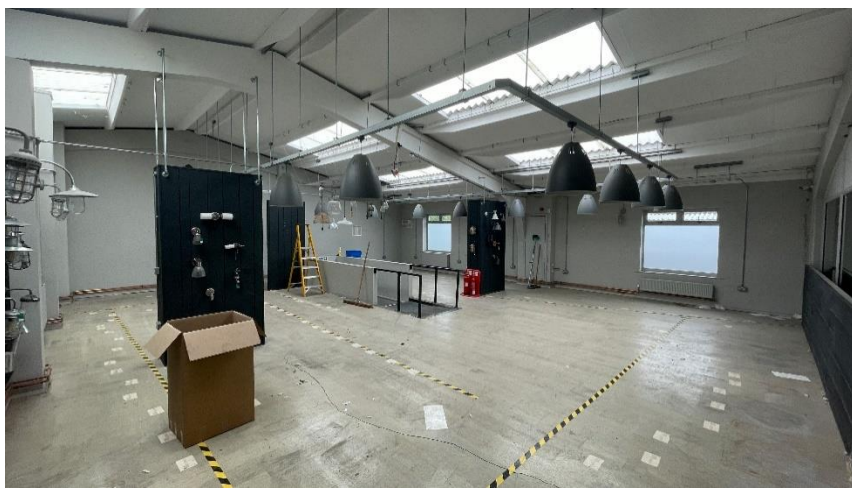
We recommend interested parties contact West Oxfordshire District Council to confirm above figures.

EPC

The following EPC ratings apply:

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

Dec 2024



Office Details

Tomasz Marsz
tomasz.marsz@carterjonas.co.uk
 Tel: 07816 120708

Jess Brain
jess.brain@carterjonas.co.uk
 Tel: 07799348728

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data

Carter Jonas