

TO LET

Carter Jonas



**UNIT 3 CARTERTON IND ESTATE
BLACK BOURTON ROAD
CARTERTON
OX18 3EZ**

**Detached industrial unit available within
1.04 acre site.**

- 12,218 sq ft (1,135 sq m)
- Established industrial location
- Total site area of 1.04 acres

LOCATION

The unit is 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 range units and uses in the immediate vicinity, in turn being close to RAF Brize Norton.

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

DESCRIPTION

Unit 3 is a detached steel portal framed, metal clad industrial unit and is of basic nature.

The unit has been adapted over a period of time with various additions including a sales office / show room area and additional office on the first floor.

The unit is self-contained with a fully fenced yard, offering ample parking and external storage area within a site area of 1.04 acres.

Our clients will undertake external works to the building to ensure it is wind and watertight, with internal improvements being the responsibility of the incoming occupier.

ACCOMMODATION

The unit offers the following approximate gross internal floor area:

	Sq Ft	Sq M
Warehouse	10,025	931
Office	2,193	204
TOTAL	12,218	1,135

TERMS

The unit is available by way of new full repairing and insuring leases, on terms to be agreed.

Rent on application.

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):

- Unit 3 £50,000

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

EPC

The following EPC ratings apply:

- Unit 3 C64

March 2025



Approximate Demise

Office Details

Elliot Lusby-Park
elliott.lusbypark@carterjonas.co.uk
 Tel: 07920 456225

Jon Silversides
Jon.silversides@carterjonas.co.uk
 Tel: 07720 537141

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 assume 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. **Classification 12 Business Data** Images and business data part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas