

**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
<b>TOTAL</b>	<b>12,218</b>	<b>1,135</b>

## 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 1<sup>st</sup> 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



Approximate Demise

#### Office Details

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#### IMPORTANT INFORMATION

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