

TO LET

Carter Jonas



**2 CHERWELL BUSINESS CENTRE
KIDLINGTON
OXFORDSHIRE
OX5 1LA**

**Detached warehouse/trade unit with
sizeable yard: to be refurbished**

**Available either as a whole or split
into three units**

- Approximately 2,734sq ft up to 15,261 sq ft
- To be fully refurbished
- Unit 1 benefits from external yard of approx. 0.2 acres
- Target availability Autumn 2026
- Established trade location

LOCATION

The property is situated in a prominent position in the heart of the Stationfields Industrial Estate, Kidlington, just to the north of Oxford.

Stationfields is a mixed-use estate, with a high concentration of trade counter and building suppliers, including Howdens, Screwfix, John Nichols Plumbing, Brandon Hire and MKM building supplies.

There is good road access to the A34 and then M40 and M4 motorways via the A44, approximately 1 mile to the West.

Oxford Parkway rail station, serving London Marylebone, is approximately 3 miles to the south.

DESCRIPTION

2 Cherwell Business Centre comprises a detached industrial unit sitting within its own secure site. Currently presented as a single unit, the building is also capable of being split to form three separate units.

The building has approximate clear height to the apex of 7.5m and to the eaves of 6.2m.

If split, unit 1 benefits from extra yard space totalling approximately 0.2 acres.

As highlighted below, the building is to be refurbished to a high level.

The building is of steel portal frame construction with a mixture of brick and block infill and profile metal steel cladding together with profile metal roof incorporating roof lights. The building has previously been split into three separate units, with each unit benefiting from its own roller shutter and personnel doors and being separately serviced.

Each unit has office and amenity accommodation, with unit 1 offering additional offices at both ground and first floor.

ACCOMMODATION

The building totals approximately 15,261 sq ft / 1,418 sq m inclusive of mezzanine accommodation and is available as a whole, or by subdivision into three units, subject to terms.

	Ground	Mezz	Total
Unit 1	5,548 sq.ft	1,047sq.ft	6,595 sq.ft
Unit 2	2,734 sq.ft		2,734 sq.ft
Unit 3	5,557 sq.ft	375 sq.ft	5,932 sq.ft

The above areas are provided for guidance only, being subject to final measurement.

REFURBISHMENT

It is intended to carry out a comprehensive refurbishment of the building, including the following key works:

- External and internal redecoration including industrial floors
- External clearance, repair of fencing and relining of parking bays
- Internal refurbishment of office, toilet and amenity areas
- Certification of services

23.06.26

VAT

VAT will be applicable to the rent.

EPC

The property has an EPC rating of C-69.

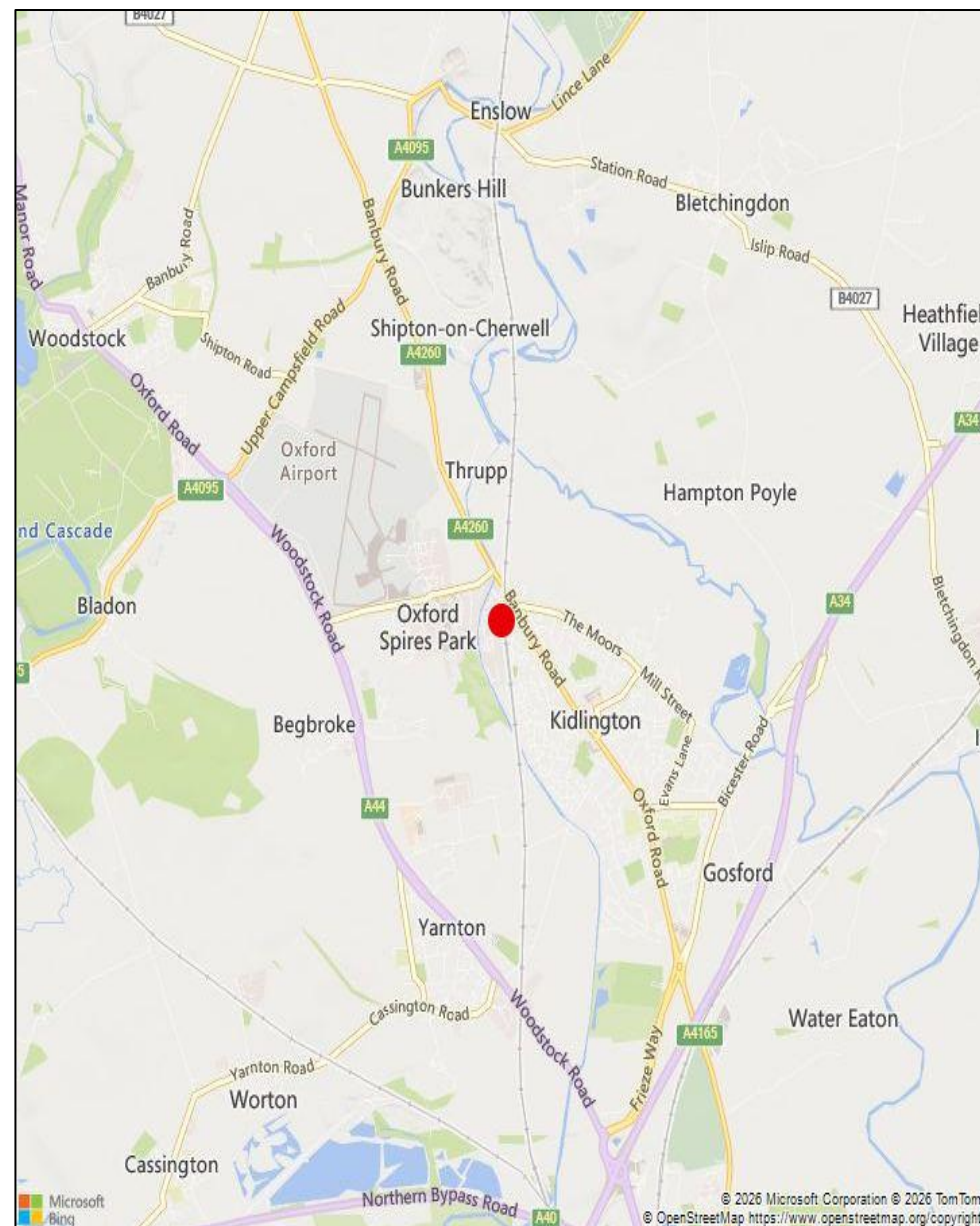
TERMS

The premises are available on new full repairing and insuring terms with full terms on application.

BUSINESS RATES

	Rateable Value
Unit A	£67,500
Unit B	£25,500
Unit C/D	£52,000

These figures should be confirmed with the Cherwell District Council.





Viewing strictly by appointment only via the sole agents:

Jon Silversides MRICS
jon.silversides@carterjonas.co.uk

Tel: 07720 537141
Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

Elliot Lusby-Park MRICS
Elliot.lusbypark@carterjonas.co.uk

Tel: 07920 456225

Ellis Murphy
Ellis.murphy@carterjonas.co.uk

Tel: 07483 448088

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. Our images only represent part of

Carter Jonas