

TO LET

Carter Jonas



**Unit 6, HAWKSWORTH
DIDCOT
OXFORDSHIRE
OX11 7PH**

**Warehouse unit on the popular
Southmead Industrial Estate**

- 5,466 sq.ft (509 sq.m)
- 4.7m minimum eaves height
- 5.95m maximum eaves height
- Electric roller shutter doors

LOCATION

Unit 6, Hawksworth is located on the Southmead Industrial Estate on the northern edge of Didcot, close to the ring road and with easy access for the A34, M4 & M40.

DESCRIPTION

The unit consists of a large two-storey warehouse with a 3m x 3.57m electric roller shutter door.

There is also a small mezzanine area within the warehouse, together with ground and 1st floor ancillary office and welfare facilities. The unit is ideal for a range of business uses, within class E. There is also ample demised parking.

Minimum eaves height 4.7m and maximum eaves height 5.95m.

ACCOMMODATION

The unit offers the following approximate gross internal floor areas;

	Sq Ft	Sq M
First Floor Office	1,067	100
Ground Floor Office	1,067	100
Warehouse	2,884	267
Mezzanine	448	42
TOTAL	5,466	509

TERMS

The premises are available by way of a new lease, on effective full repairing and insuring terms, for a term to be agreed.

RENT

Rent on application.

VAT

VAT is not applicable to the rent.

BUSINESS RATES

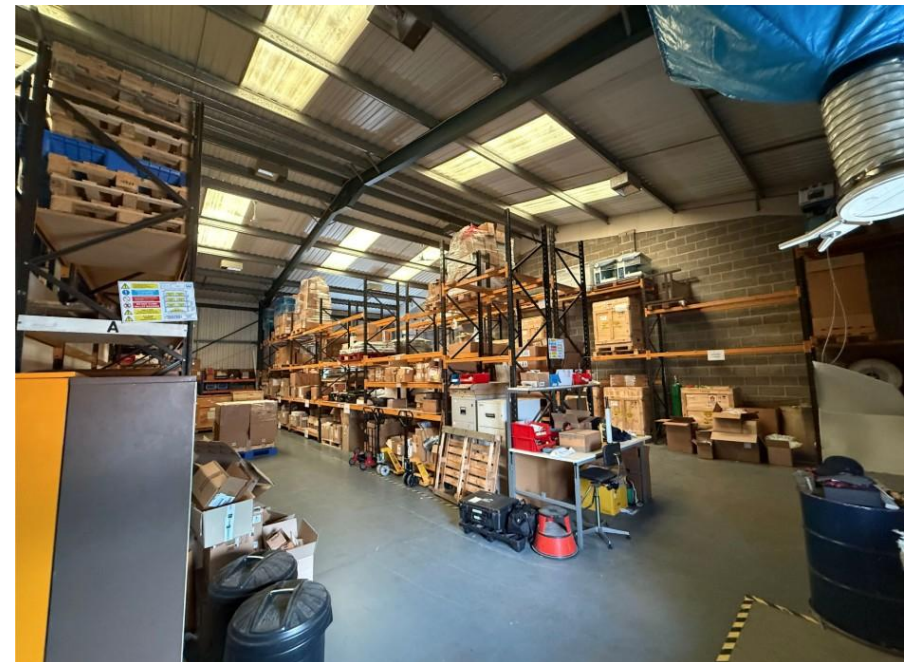
Rateable value: £49,000

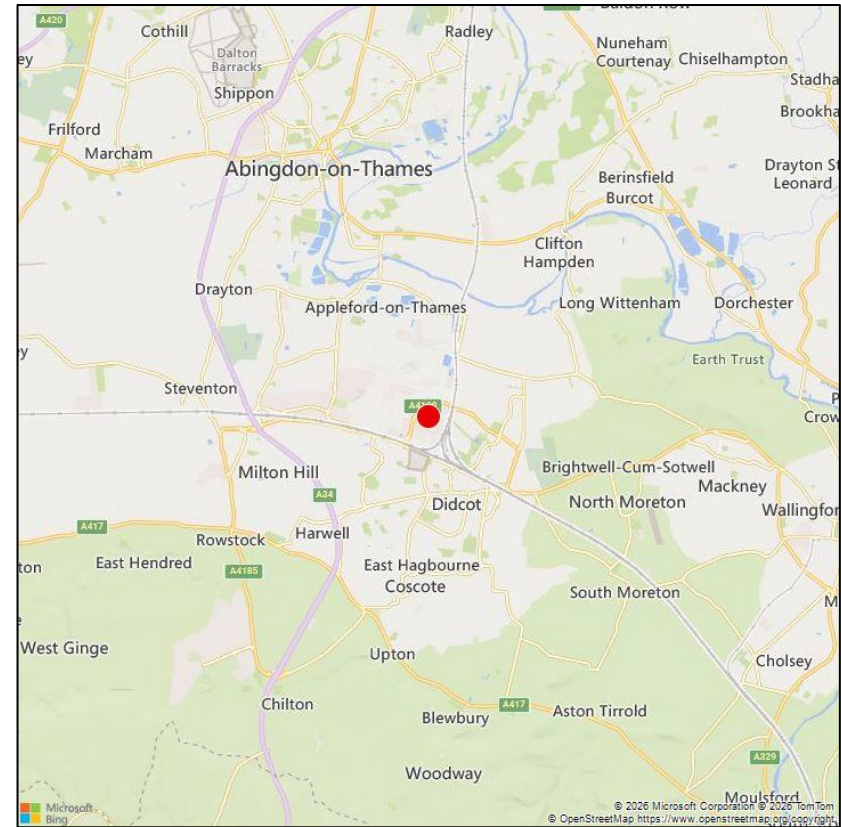
Interested parties should make their own enquiries direct with the Vale of White Horse District Council.

EPC

EPC Rating – C

Jan 26





Contact Details

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IMPORTANT INFORMATION

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