

# TO LET

# Carter Jonas



**WEST OXFORDSHIRE BUSINESS PARK  
CARTERTON  
OX18 3FX**

**Modern business units with  
warehouse and office / ancillary  
space**

- 5,154 sq.ft to 40,375 sq.ft
- Self Contained
- Ample on site parking
- 3 Phase Power Supply
- 5.5m Eaves Height

## LOCATION

West Oxfordshire Business Park is located at the entrance to the town of Carterton, currently the second largest settlement in the district and the subject of major strategic housing and commercial development.

The Park is directly opposite RAF Brize Norton, the hub of an expanding Transport Command, which is providing increasing business opportunities in the locality.

It is less than a mile from the town centre. Carterton is within easy reach of Witney (4 miles), Oxford (18 miles), Faringdon (10 miles), Swindon (22 miles) and Cheltenham (26 miles).

## DESCRIPTION

Currently undergoing construction, the units will offer open plan workshop space, plus ground and first floor offices.

The units will be constructed to a high specification with reconstituted stone elevations, perimeter high level windows, large roller shutter doors and 5.5m clear eaves height. Ample car parking will be provided.

## ACCOMMODATION

The properties have the following approximate Gross Internal floor areas:

|         | GROUND FLOOR | MEZZANINE FLOOR | TOTAL       |
|---------|--------------|-----------------|-------------|
| Unit 5  | 7,750 sq.ft  | 1,347 sq.ft     | LET         |
| Unit 6  | 6,200 sq.ft  | 969 sq.ft       | 7,169 sq.ft |
| Unit 7  | 6,200 sq.ft  | 969 sq.ft       | 7,169 sq.ft |
| Unit 8  | 6,200 sq.ft  | 969 sq.ft       | 7,169 sq.ft |
| Unit 9  | 5,812 sq.ft  | 1,353 sq.ft     | 7,165 sq.ft |
| Unit 10 | 5,580 sq.ft  | 969 sq.ft       | 6,549 sq.ft |
| Unit 11 | 4,185 sq.ft  | 960 sq.ft       | 5,154 sq.ft |

## TENURE/RENT

The units are available by way of a new full repairing and insuring lease on a term to be agreed. There is an Estate service charge to cover general maintenance of landscaping, lighting, cleaning services etc.

Rent on application.

## BUSINESS RATES

Local Authority West Oxfordshire District Council.

Rateable Values are to be accessed.

## VAT

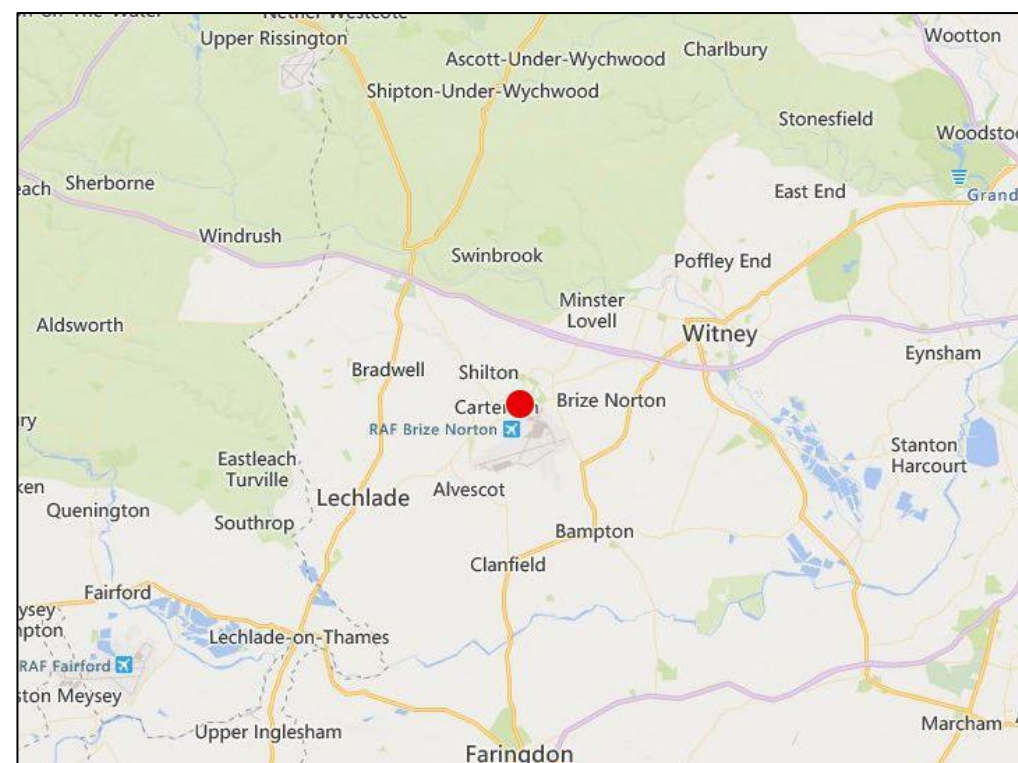
VAT is applicable.

## EPC

An EPC will be obtained once contruction is completed.

Mar 26





### Viewing by appointment

Elliot Lusby-Park  
[elliot.lusbypark@carterjonas.co.uk](mailto:elliot.lusbypark@carterjonas.co.uk)

Tel: 07920 456225

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

Scott Harkness  
[Scott.harkness@carterjonas.co.uk](mailto:Scott.harkness@carterjonas.co.uk)

Tel: 07860 360821

### Joint Agents

Marriotts Property LLP  
[property@marriotts.co.uk](mailto:property@marriotts.co.uk)

Tel: 01367 242422

### 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 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