

# TO LET

# Carter Jonas



**UNITS 1 & 2 CARTERTON IND ESTATE  
BLACK BOURTON ROAD  
CARTERTON  
OX18 3EZ**

**Two adjoining industrial/warehouse  
units available with front and rear yard  
areas.**

- 14,887 – 30,298 sq. ft (1,383 – 2,815 sq. m)
- The units can be combined
- Undergoing upgrade works to the roofs and gutters
- Competitive rental terms

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## LOCATION

The units are located in Carterton, which is approximately 5 miles south-west of Witney, and approximately 16 miles west of Oxford. It is approximately 3.5 miles from the A40, the main Oxford to Cheltenham road.

Carterton Industrial Estate is an established industrial area on the southern side of the town with a mixture of commercial uses in the immediate vicinity. The estate adjoins 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 a 10-minute walk.

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## DESCRIPTION

The properties comprise of two adjoining warehouse/industrial units, previously occupied by a single tenant, now available as a whole or as separate units.

The units sit within a fenced self-contained site totalling approximately 2.3 acres with yards and parking to the front and rear.

The units are of concrete portal frame construction, with pitched roofs and roller shutter doors. There is a mixture of storage and office areas at mezzanine level together with toilets in each unit.

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## ACCOMMODATION

The units offer the following approximate gross internal floor areas;

	Sq Ft	Sq M
Unit 1 / 1A	14,887	1,383
Unit 2 / 2A	15,411	1,432
<b>TOTAL</b>	<b>30,298</b>	<b>2,815</b>

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## TERMS

The units are available individually or combined by way of new full repairing and insuring leases, on terms to be agreed.

We are instructed to quote a competitive rental based on £7.50 per sq ft, exclusive of all other outgoings.

In addition, the landlord reserves the right to charge a service charge for external maintenance.

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## VAT

All terms quoted are exclusive of VAT where chargeable.

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## LEGAL COSTS

Each party is to be responsible for their own legal costs.

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## BUSINESS RATES

Rateable value (from 1<sup>st</sup> April 2023):

Units 1 – 2: £88,500

We recommend interested parties contact West Oxfordshire District Council to confirm above figures, noting that all rates are being re-assessed from April 2026.

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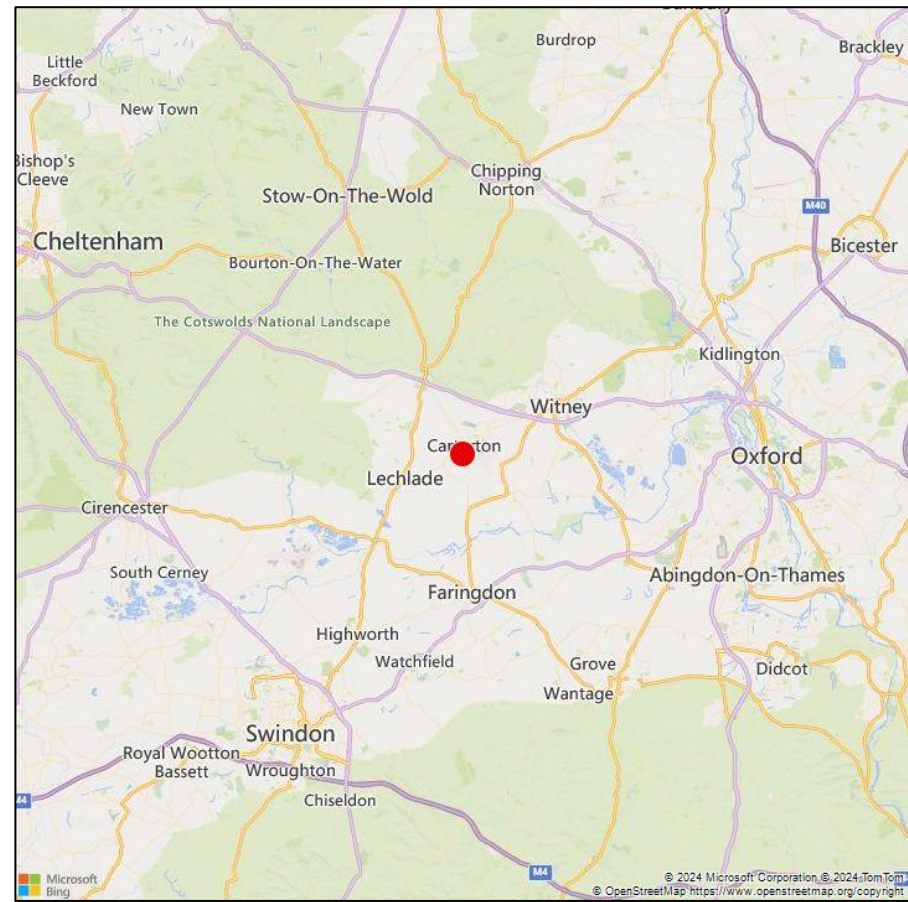
## EPC

The following EPC ratings apply:

Unit 1/1A C57  
Unit 2/2A D90

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Jan 2026



### Office Details

Elliot Lusby-Park  
[Elliot.lusbypark@carterjonas.co.uk](mailto:Elliot.lusbypark@carterjonas.co.uk)  
Tel: 07415 208444

Jon Silversides  
[jon.silversides@carterjonas.co.uk](mailto:jon.silversides@carterjonas.co.uk)  
Tel: 07720 537141

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

### IMPORTANT INFORMATION

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Classification L2 - Business Data

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