

# CADOGAN HOUSE

London Road, Oxford OX33 1JG

TO LET



**20,768 SQ FT**  
(1,929 SQ M)

Available Industrial/Warehouse Accommodation

**Lambert  
Smith  
Hampton**

# Cadogan House, Oxford OX33 1JG

## Description

The property comprises a detached 'L' shaped distribution warehouse set within a secure fenced environment with a central tarmac loading and car parking area. The portal framed warehouse has a reinforced concrete floor and small mezzanine office accommodation. The front of the property also comprises a reception and single office area.

ACCOMMODATION	Sq Ft	Sq M
Warehouse 1	12,243	1,137
Warehouse 2	1,401	130
Warehouse 3	3,515	327
Warehouse 4	3,609	335
<b>TOTAL (GIA)</b>	<b>20,768</b>	<b>1,929</b>

## Specification

- 4 loading doors
- Min eaves height 7.94m
- Opportunity to split the unit
- Reinforced concrete floor
- Secure yard
- Good access to M40 and A40

## Location

The unit is located on the Southern side of London Road, 0.5 miles from the A40 and 2 miles from J8 of the M40. The A40 leads West to Oxford providing national rail services. The property neighbours a number of commercial uses including A W Mobbs, Grant & Stone Builders Merchants, and Wheatley Car Centre. Thornhill park and ride is also situated circa 3 miles away.

## EPC

The property has an energy performance rating of C (62).

## Terms

A new lease is available from the landlord on terms to be negotiated.

## Rent

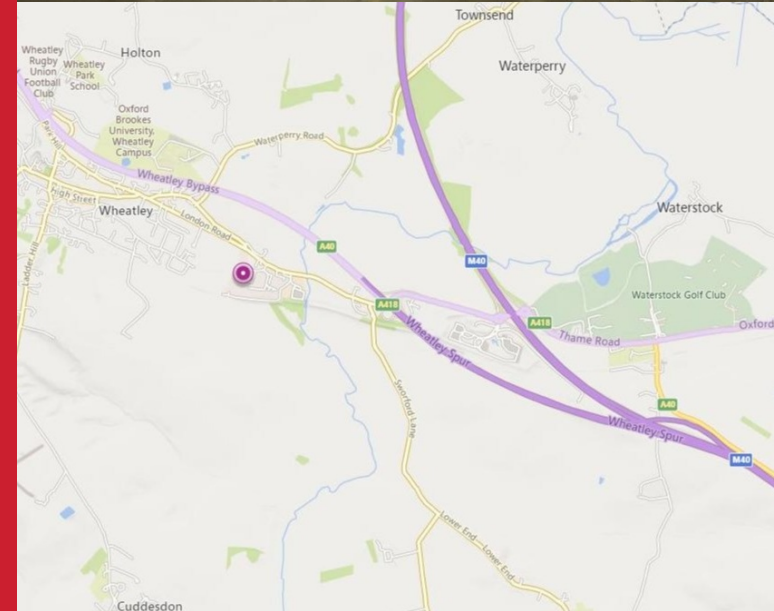
On Application

## Business Rates

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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## Viewings

By prior appointment only.

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