



## INDUSTRIAL UNIT

LONG WITTENHAM ROAD, NORTH MORETON, DIDCOT,  
OXFORDSHIRE, OX11 9BJ

- Specifically designed MOT test centre
- 3-phase electricity
- Concrete power floated floor with cut out area for roller
- Full height loading door and separate pedestrian entrance

**ROA | 2,500 sq ft (232.25 sq m)**

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## LOCATION

Long Wittenham Yard is located two miles east of Didcot on the A4130 Didcot to Wallingford Road. The A34 is approximately five miles to the west, and Didcot main line rail station is approximately two miles away offering fast links to Reading, London and Oxford to the north.

## DESCRIPTION

The site occupies a very prominent position adjacent to the A4130 and houses a number of commercial businesses. The land plot can be taken separately or together with the industrial unit.

## ACCOMMODATION

The property has the following (approximate) gross internal floor area:-

Unit	Sqft	Sqm
Warehouse	2,500	232.25

## SERVICES

We understand that mains water, electricity, single and 3-phase electricity are connected and drainage is to a private sewerage system. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## BUSINESS RATES

To be the responsibility of the occupier. Rate to be confirmed.

## LEASE & RENTAL TERMS

Rent is to be confirmed depending upon what and how much space is taken. We envisage either a six year term with a three year break option, or a ten year lease with a five year break.

## EPC

The Unit is not fitted with offices or currently heated and so we are advised that an EPC is not currently required.

## VAT

All figures quoted will be plus VAT.

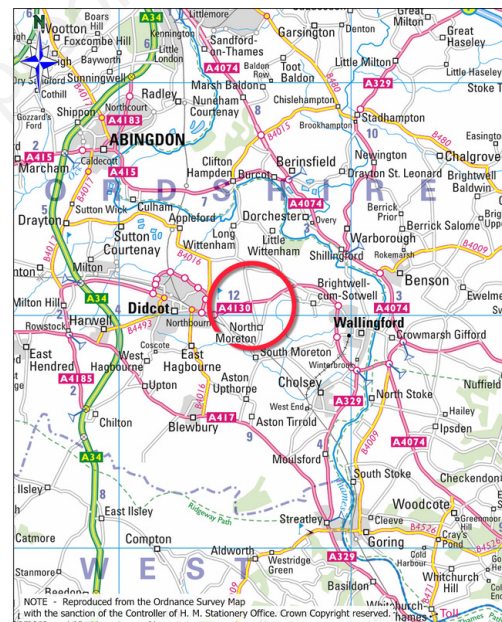
## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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