



## Units A & B

18 Pony Road, Oxford, OX4 2RD

### Industrial / Trade Counter units available within secure site

**2,301 to 4,605 sq ft**  
(213.77 to 427.82 sq m)

- Available in part or as a whole
- Prominent location within the trading estate
- Flexible open plan accommodation
- Secure yard with dedicated parking
- Newly refurbished

# Units A & B, 18 Pony Road, Oxford, OX4 2RD

## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 2,301 to 4,605 sq ft   |
| <b>Rent</b>           | £15 - £16.50 per sq ft   |
| <b>Rates Payable</b>  | £5.20 per sq ft<br>Further information available via the local authority |
| <b>Rateable Value</b> | £48,000  |
| <b>Service Charge</b> | A service charge will be applicable, further details upon request        |
| <b>VAT</b>            | Applicable   |
| <b>Legal Fees</b>     | Each party to bear their own costs                                       |
| <b>Estate Charge</b>  | N/A  |
| <b>EPC Rating</b>     | C (65)   |

## Location

The City of Oxford, as a major commercial centre, commands a strategic position close to the M40, A40 and A34 national road networks. Ideally placed, Units A and B, 18 Pony Road is situated to the east of the City just off Oxford Ring Road in the thriving commercial area of Cowley. The property is structured in the Horspath Industrial Estate and forms part of the 18 Pony Road estate, a development of new and refurbished industrial units with generous yard/parking areas within a secure, gated site. Neighbouring occupiers include City Plumbing, Toolstation, Wolseley, Easy Bathrooms, and the main BMW Mini Works, Arc Oxford and Oxford Science Park are located only a short distance away.

## Description

The subject premises comprise two newly refurbished self-contained industrial units arranged internally so as to provide a single unobstructed workshop together with integral kitchen and disabled wc. Externally, each unit extends to include 6 car spaces within the 18 Pony Road private car park. Each unit also has the benefit of its own gated entrance.

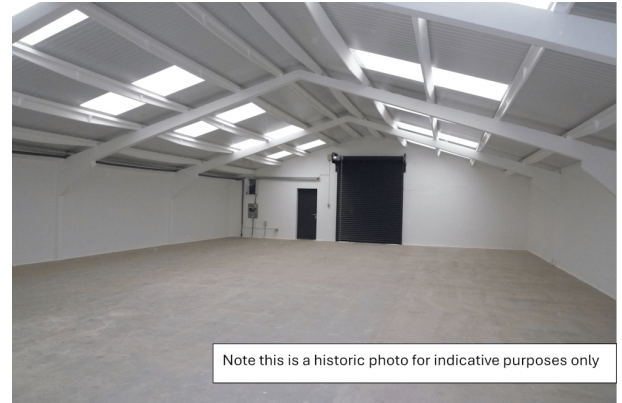
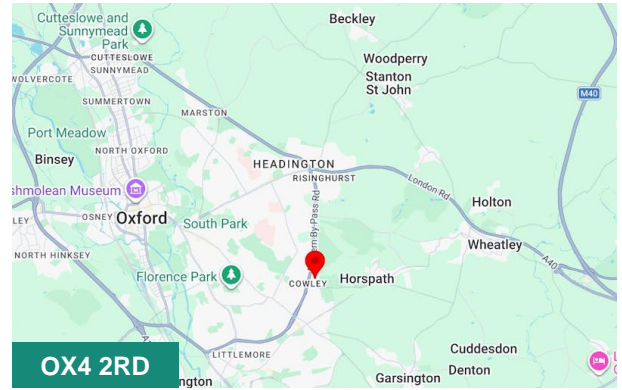
## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Unit - A     | 2,304        | 214.05        | Available    |
| Unit - B     | 2,301        | 213.77        | Available    |
| <b>Total</b> | <b>4,605</b> | <b>427.82</b> |              |

## Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.



## Viewing & Further Information



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