



Unit 34 A/B

Warpsgrove Lane, Oxford, OX44 7RW

**Two adjoining warehouses
with mezzanines, available
separately or combined.**

4,683 to 9,467 sq ft
(435.06 to 879.51 sq m)

- Clear Internal Height 4.09m
- Eaves Height 4.93m
- Maximum Internal Height 6.67m
- Mezzanine
- Loading door W 3m x H 2.38m
- Established business park location

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Summary

Available Size	4,683 to 9,467 sq ft
Rent	£12.54 per sq ft £118,750 PA for the whole
Rates Payable	£2.94 per sq ft
Rateable Value	£58,000
Service Charge	£1.10 per sq ft (approx.)
EPC Rating	C (51)

Location

Situated on the B480 approximately 9 miles south-west of Oxford and 7 miles from Junction 7 of the M40, Chalgrove is an attractive village offering the dual advantages of a pleasant rural environment and good communications on a local and national level. Locally good access is provided to Oxford, Wallingford, Abingdon and Thame, whilst, on a national level, swift communications are provided onto the M40, A40, A4074 and A34 trunk roads.

The village is home to a growing residential population and is expected to undergo further commercial expansion over the coming years.

Within Chalgrove, the subject property is located within Monument Business Park off Warpsgrove Lane and opposite Chalgrove Airfield. The Park is set in an idyllic location and benefits from picturesque countryside views

Description

The property comprises two semi-detached industrial units which can be leased separately or combined. Unit 34a includes a mezzanine of 784 sq ft and Unit 34b includes a mezzanine of 901 sq ft. Each unit benefits from a 2.38m high roller shutter door and separate pedestrian access into offices which are at both ground and first floor level. The estate is well established with an on site management team and on site cafe.

Accommodation

The accommodation comprises the following areas:

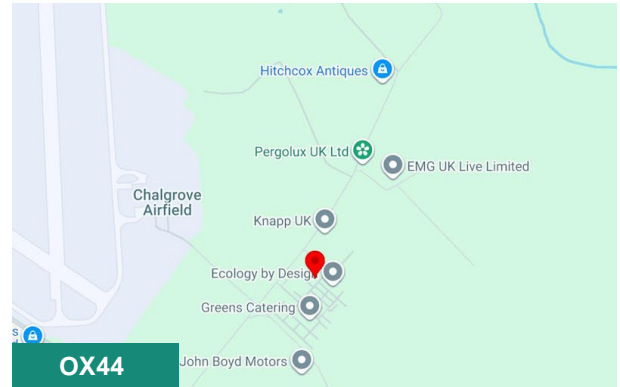
Name	sq ft	sq m	Availability
Unit - 34a	4,683	435.06	Available
Unit - 34B	4,784	444.45	Available
Total	9,467	879.51	

Viewings

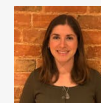
Viewings are available by contacting the sole agents.

Terms

A new lease available on terms to be agreed by negotiation.



Viewing & Further Information



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