

Tel: **01844 261121**
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FIELDS

commercial property
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To Let

Book Repository, Nuneham Estate, Nuneham Courtenay, OX44 9PG



Extremely Rare Opportunity, A Book Repository On Stunning Private Estate Between Oxford And Wallingford

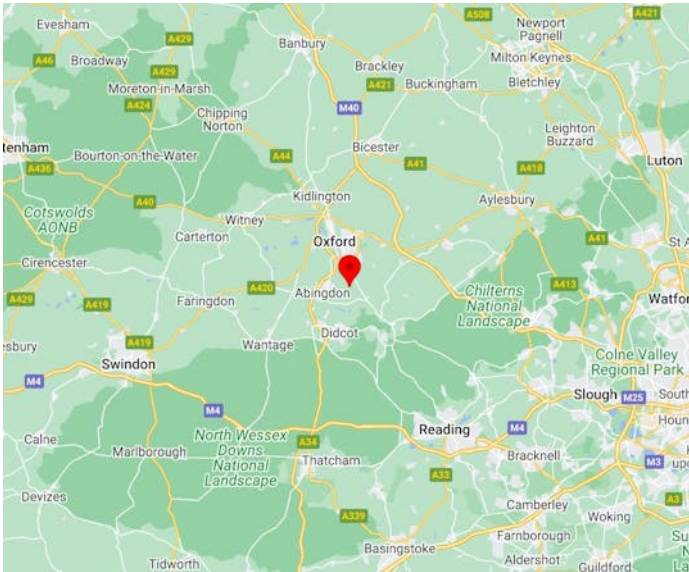
Size: 41,000 Sq Ft

Rent: Rent On Application

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Location

Nuneham Courtenay is located 5 miles SSE of Oxford, east of A34 and Radley. It occupies several miles close to the east bank of the River Thames, between Oxford and Wallingford, and is easily accessible from the A4074.

Description

A purpose-built book repository of approx. 41,000 Sq ft GIA with centrally positioned offices, and a parking courtyard with private access.

The planning permission is specific to its current use, however there may be scope for alternative uses subject to planning.

Possibly of interest to universities, colleges schools or similar for storage of books, academic papers etc, or on a wider basis, archive filing for a whole range of tenants in various business sectors, whether this be educational, banking insurance etc.

Alternative uses may be considered subject to planning.

Features:

- High specification Book Repository approx 41,000 Sq ft GIA
- Storage racking for continuation of existing or alternative use/s STP
- Centrally positioned offices & private entrance / parking courtyard
- Private-estate location amongst Capability Brown landscaped grounds

EPC - EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Rates

The property lies within the rating area of South Oxfordshire Council according to which the rateable value is as follows:

Rateable value: To be assessed

Rates payable: To be assessed

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

RENTAL:

£Rent on application

Please contact Fields for further details and availability.

Viewings

Viewings strictly by appointment via Fields.

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