



The Hangar at Towers Farm

Commercial Unit to Let

BROWN & CO

The Hangar at Towers Farm, Ipsden, Wallingford, Oxfordshire, OX10 6AS

A versatile commercial unit extending to approximately 5,400 sq ft internally, together with around 31,000 sq ft of external yard space

The property offers secure and practical accommodation suitable for storage or a range of commercial uses, benefitting from recent improvements including a new insulated roof and LED lighting.

COMMERCIAL UNIT TO LET

Rent: £70,000 per annum



LOCATION

The Hangar is situated at Towers Farm, Icknield Road, Ipsden, Oxfordshire OX10 6AS. The property enjoys a well-connected rural location with good road access, making it convenient for occupiers seeking secure commercial space within South Oxfordshire.

ACCOMMODATION

- Internal space of approximately 5,400 sq ft
- External yard area of approximately 31,000 sq ft
- Security fencing surrounding the external space
- Good road access
- Water supply connected
- Single-phase electricity connected, with three-phase electricity in the vicinity.
- New insulated roof
- Concrete floor
- Mezzanine area incorporating office space and kitchenette.



TERMS

Available on lease terms to be agreed. The property is offered as a secure commercial unit with yard space, suitable for storage or other appropriate business uses, subject to the necessary consents.

RENT

£70,000 per annum.

OUTGOINGS

The tenant will be responsible for all outgoing relating to the occupation of the property. Business rates, if applicable, will be the responsibility of the tenant.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices quoted are exclusive of VAT unless otherwise stated. Any offer received will be deemed exclusive of VAT.

EPC

EPC exempt in its current form.

VIEWINGS

Strictly by appointment with owner's agent, Brown & Co

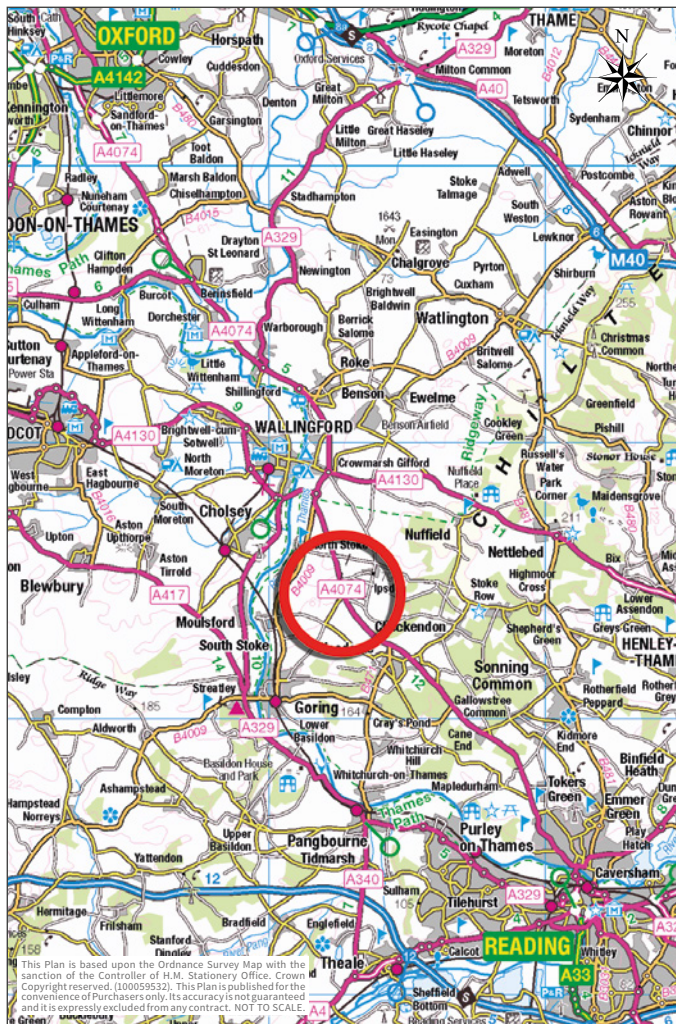
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GENERAL REMARKS & STIPULATIONS

These particulars are subject to contract.



IMPORTANT NOTICES

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