



Key features:

- Loading door
- Inset roof lights
- WC
- Kitchen
- Car parking

To Let

Unit 10 - 1,091 Sq Ft (101.4 Sq M) Approximately
Light Industrial/Warehouse Unit

ELIGIBLE FOR SMALL BUSINESS RATES RELIEF

01865 848488

www.vslandp.com

LOCATION

Wroslyn Road Industrial Estate is located in Freeland, which is situated between the A4095 and the A40, approximately 2 miles north of Eynsham, 5 miles east of Witney and one mile west of Long Hanborough. Long Hanborough mainline railway station is situated a short distance away offering services to London Paddington. The industrial estate is approximately 250 metres south of the junction with the A4095.

DESCRIPTION

Wroslyn Road Industrial Estate was developed about 25 years ago and comprises two terraces of light industrial/warehouse units totaling 17 units. The buildings are of brick clad elevations under pitched roofs. The estate has good access and circulation space as well as an abundance of car parking.

- 3 phase power
- Eaves height : 3.95m
- Kitchen
- Loading door
- Ridge height : 5.6m
- Car parking

ACCOMMODATION

The property comprises the following approximate net internal floor area:-

	Sq Ft	Sq M
Unit 10	1,091	101.4

LEASE TERMS

The property is available on the basis of a new effective full repairing and insuring lease for a term of years to be agreed, excluded from the Security of the Tenure Provisions of the Landlord and Tenant Act 1954. The quoting rent is **£8,500 per annum** exclusive.

BUSINESS RATES

Rateable Value (2017): £4,350
2020/21 Multiplier: 0.499
All rateable values should be verified by the ingoing party with the Local Authority. Further information from www.voa.gov.uk
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SERVICE CHARGE

A service charge is payable representing a fair proportion of the costs incurred by the Landlord in the management, maintenance and repair of the common and external parts within the Wroslyn Road Industrial Estate

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party is to bear their own legal costs in connection with this transaction.

VIEWINGS

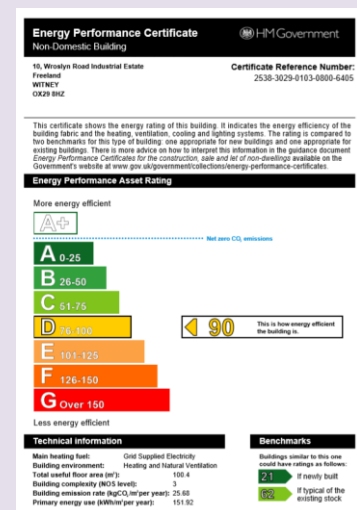
Strictly by appointment with the joint letting agents:-

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ENERGY PERFORMANCE CERTIFICATE



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DECEMBER 2019