HASLAMS
CHARTERED SURVEYORS

BUSINESS UNIT

# TO LET

# UNIT C MOSES WINTER WAY

## Wallingford Oxfordshire OX10 9FE

| | |
|---|---|
| TYPE | BUSINESS UNIT |
| TENURE | LEASEHOLD |
| SIZE (GIA) | 3,265 SQ FT (303 SQ M) |

## KEY POINTS

- Ground floor warehouse / workshop
- First floor open plan offices
- Newly refurbished
- Electric loading door
- 5 car parking spaces
- Roadside prominence
- Available immediately

T: 0118 921 1515 W: haslams.co.uk

## Location

The property is situated in a well-established commercial area along Hithercroft Road, Wallingford. Hithercroft Road provides direct access onto the A4130 which links to the wider road network including the A34, M4 and M40.

Nearby occupiers include Screwfix, Howdens, Lidl and MKM Building Supplies.

## Description

The property is a modern refurbished mid-terraced building providing a warehouse on the ground floor with open plan offices above.

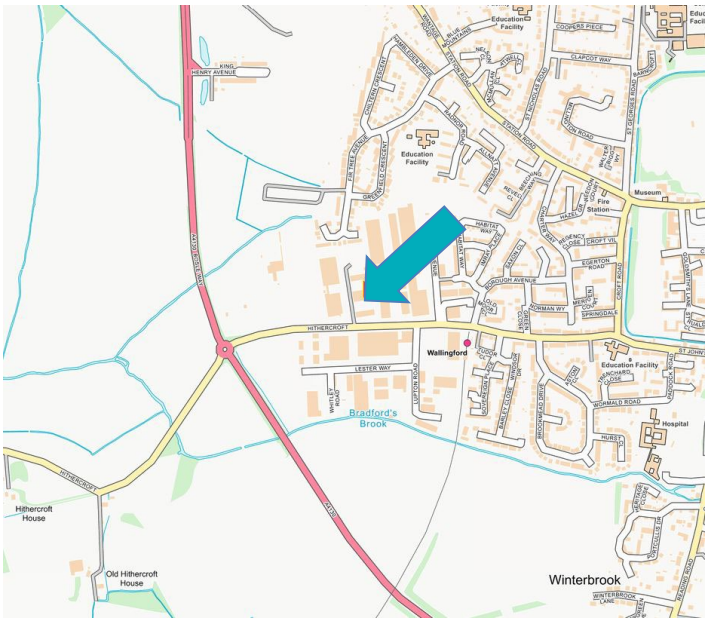
## Specification

- Warehouse
- Open plan office
- Electric loading door
- 5 car parking spaces
- 4 metre minimum clear height of warehouse
- Double glazing
- Reception
- Kitchenette
- WCs

## Accommodation

We understand the Gross Internal Area (GIA) is as follows:

| Floor | sq m | sq ft |
|---|---|---|
| Warehouse | 157.5 | 1,695 |
| First floor offices | 145.8 | 1,570 |
| Total | 303.3 | 3,265 |




## Energy Performance Asset Rating

EPC Rating: D:82

## Rateable Value

TBC

## Terms

A new full repairing and insuring lease is available for a term to be agreed.

## Legal Costs / VAT

Each party to bear their own legal costs. Rents are quoted exclusive of VAT which will be charged.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers where legislation requires us to do so.

## Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.

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