HASLAMS
CHARTERED SURVEYORS

BUSINESS UNIT

TO LET

UNITS A&B MOSES WINTER WAY

Wallingford Oxfordshire OX10 9FE

TYPE	BUSINESS UNIT
TENURE	LEASEHOLD
SIZE (GIA)	3,228 – 6,456 SQ FT (300 – 600 SQ M)

KEY POINTS

- Ground floor warehouse / workshop
- First floor open plan offices
- Newly refurbished
- Electric loading door
- 10 car parking spaces (5 per unit)
- Roadside prominence
- Unit A now Under Offer

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

Location

The units are 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 comprises two modern refurbished end and mid-terraced units providing a warehouse on the ground floor with open plan offices above.

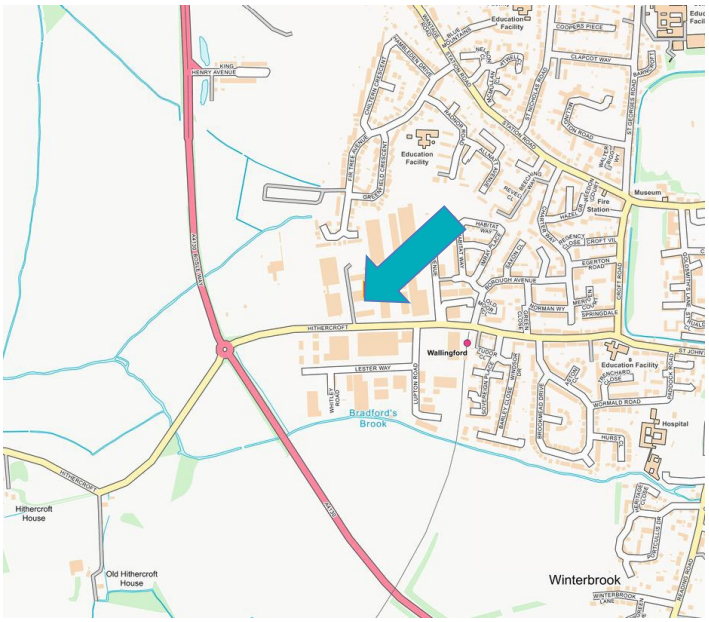
Specification

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

Accommodation

We understand the Gross External Area (GEA) is as follows:

	sq m	sq ft
Unit A		
Warehouse	150	1,614
First Floor Office	150	1,614
Unit A Total – UNDER OFFER	300	3,228
Unit B		
Warehouse	150	1,614
First Floor Office	150	1,614
Unit B Total - AVAILABLE	300	3,228



Energy Performance Asset Rating

EPC Rating: B:50

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.

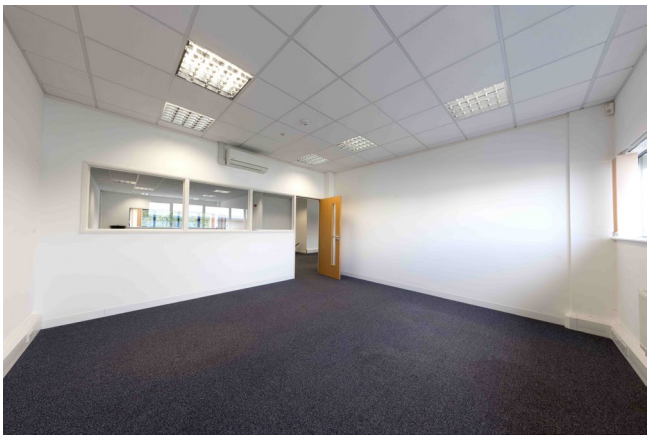
Ed Ponting

0118 921 1507
edponting@haslams.co.uk

Georgia Fearn

0118 921 1513
georgiafearn@haslams.co.uk

MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.
Haslams Surveyors LLP Apex Forbury Road Reading RG1 1AX



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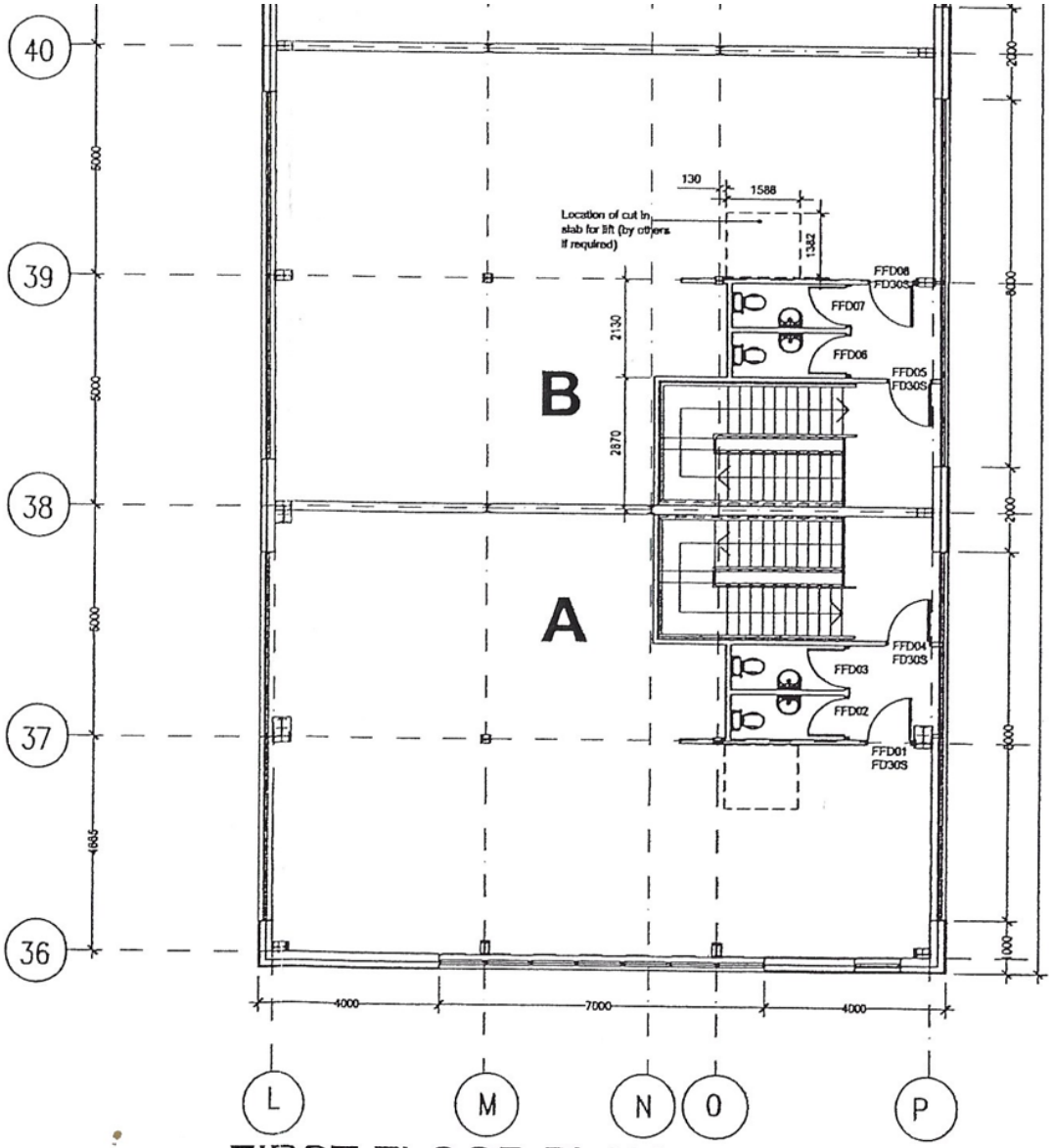
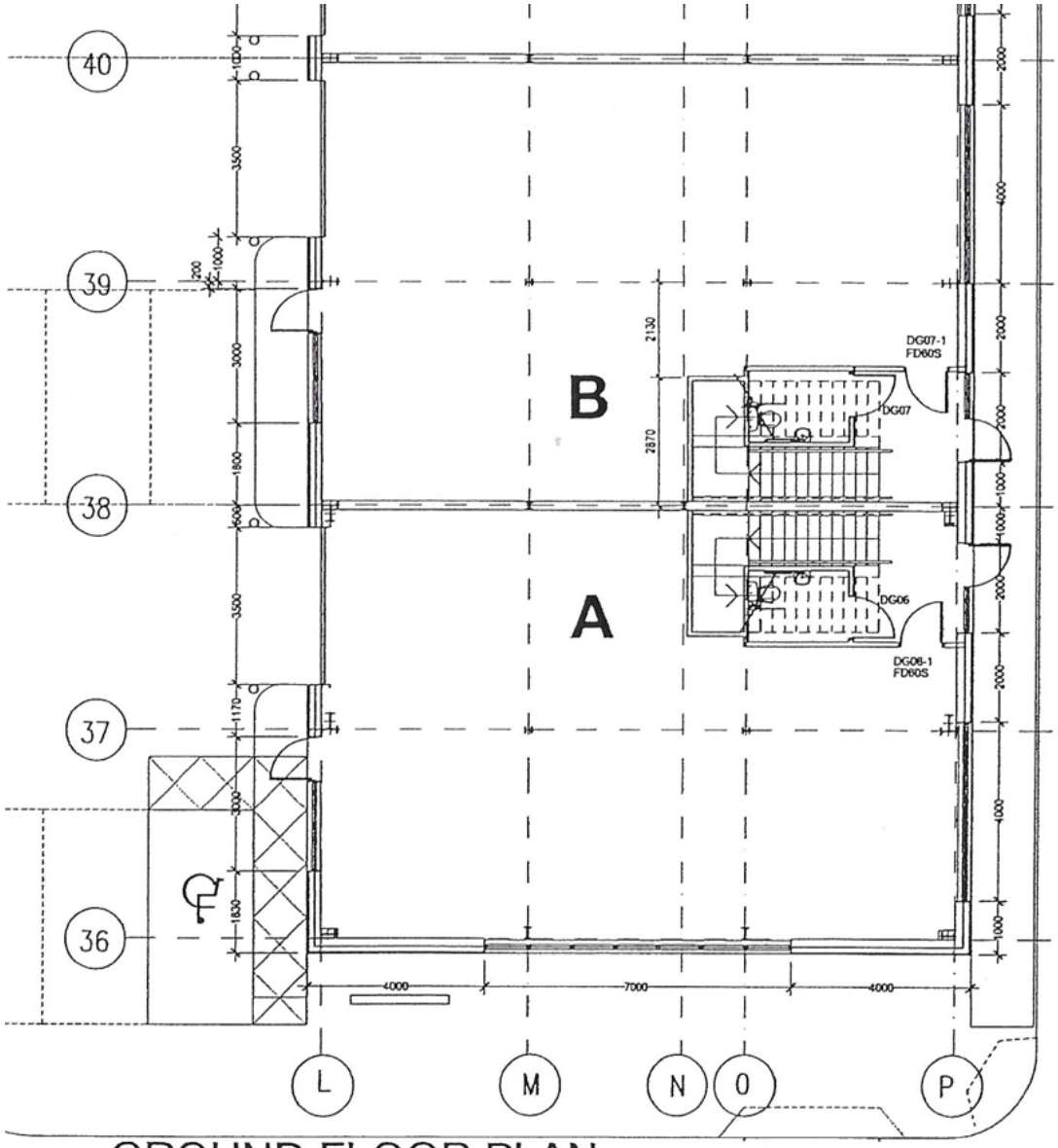


FIRST FLOOR PLAN



GROUND FLOOR PLAN