Whitmarsh Lockhart

TO LET

Unit 21 Pioneer Road

Faringdon, SN7 7BU

REFURBISHED LIGHT INDUSTRIAL / WAREHOUSE UNIT

1,506 sq ft

(139.91 sq m)

- COMPREHENSIVELY REFURBISHED
- FITTED OFFICE AND WCS
- 3 PHASE POWER SUPPLY
- GENEROUS PARKING/LOADING PROVISION

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Summary

Available Size	1,506 sq ft / 139.91 sq m
Rent	£19,500 per annum
Rateable Value	£12,500
Rates Payable	£5,400 per annum
EPC	E (107)

Location

Faringdon is a historic market town situated in West Oxfordshire adjoining the A420 Swindon to Oxford road. Faringdon is approximately 9.5 miles east of Swindon, and 18 miles west from Oxford.

Pioneer Road Industrial Estate occupies a prominent location fronting onto Park Road, the main road leading from the A420 to the centre of Faringdon.

///what3words

https://what3words.com/awkward.successor.quitter

Description

Unit 21 comprises a semi detached unit of portal frame construction with brick steel profile clad elevations.

Vehicle access to the unit is gained via a roller shutter loading door in the front elevation. Internally, the facility has a minimum clear eaves height of 4m to the gutter.

At the front of the unit there is a separate personnel entrance door.

The warehouse area benefits from a 3 phase electrical power supply, warehouse lighting and WC facilities.

Externally there is allocated car parking and loading to the front of the premises.

The unit has undergone a comprehensive programme of refurbishment works, including a new roof.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Warehouse and WC's	1,506	139.91
Total	**1,506**	**139.91**

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Viewings and further information is strictly by prior appointment through the agents.

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