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Two adjacent industrial units, available separately or together

Units F2 & F1

Watlington Industrial Estate, Watlington, OX49 5LU

Industrial

TO LET

2,263 to 5,252 sq ft

(210.24 to 487.93 sq m)

- Three phase power in both units
- Eaves height of 4.82 - 5.78m
- Each unit has parking and loading area
- Manual roller shutter
- Kitchen and WC facilities

Units F2 & F1, Watlington Industrial Estate, Watlington, OX49 5LU

Summary

Available Size	2,263 to 5,252 sq ft
Rent	£31,500 - £66,000 per annum
Business Rates	See accommodation table.
EPC Rating	Property graded as D-E (96-107)

Description

Available to let together or separately, both units benefit from great loading and unit heights for racking. Including accolated parking, WCs and kitchenettes. F1 further benefits from a mezzanine and offices.

Location

The units are adjacent to each other in the well-established Watlington industrial estate which is situated on the western side of Watlington town centre, positioned off the Cuxham Road (B480). The site is well-connected, located approximately 2 to 3.3 miles from Junction 6 of the M40 motorway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	EPC
Unit - F2 (inc 726 sq ft mezz)	2,989	277.69	£35,000 /annum	£11,232 /annum	D (96)
Unit - F1	2,263	210.24	£31,500 /annum	£10,368 /annum	E (107)
Total	**5,252**	**487.93**			

Viewings

By prior arrangement with the agents.

Terms

A new lease is to be agreed with the landlord, subject to the surrender of the existing leases.

Business Rates

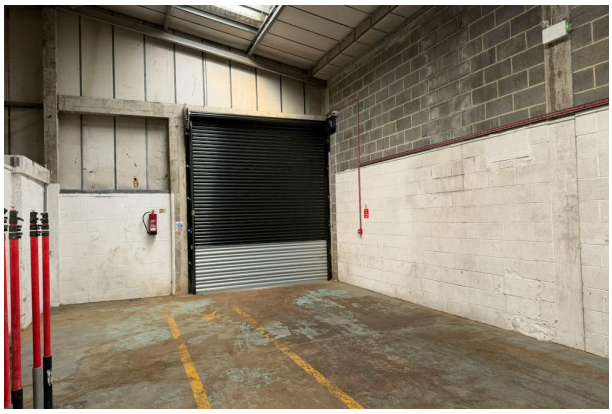
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

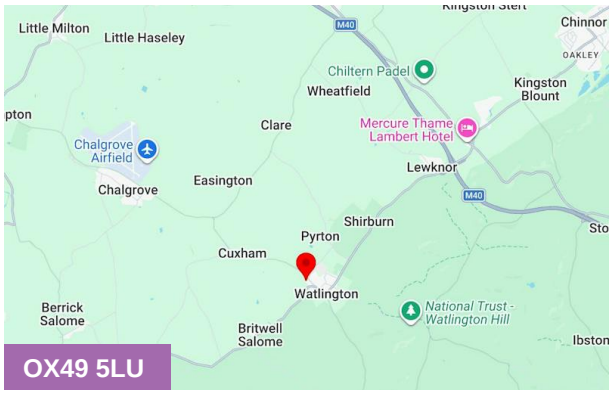
Each party will be responsible for their own Legal Costs.

VAT

All figures are quoted exclusive of VAT, which may be payable.







Viewing & Further Information



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