



The Zinc Building, Ventura Park, Carterton OX18 1AD  
TO LET - OFFICE SUITES £12,500 & £21,000 p.a.

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# The Zinc Building, Carterton, Oxfordshire OX18 1AD

## OFFICE SUITES TO LET - 908sq.ft & 1712sq.ft

£12,500 & £21,000 p.a. Leasehold

### LOCATION

Situated approximately 15 miles west of Oxford, Carterton is rapidly expanding in both the residential and commercial sectors. and is the home of RAF Transport Command's Brize Norton Airbase. It has a large catchment area within easy reach, including Witney (4 miles), Faringdon (10) miles, Swindon (22 miles) and Cheltenham (26 miles), and has many amenities such as three major supermarkets, high street bank and a diverse array of shops. The property occupies a prominent position on Broadshires Way within the recently developed East Carterton commercial area. It is in close proximity to the town's new sports centre, health centre, residential estates, Brize Norton Airbase and the West Oxfordshire Business Park, which accommodates such international operations as Airbus Military.

### DESCRIPTION

The Zinc Building is a modern three-storey detached office building which has a door entry system and

comprises a range of suites, from 100sq.ft (9.29sq.m), arranged around a central core, with a communal stairwell, 8 person lift, kitchen and WC's. Finished to a high standard internally, with suspended ceilings, under floor heating and double glazing.

### ACCOMMODATION & RENT

The suites, measured on a net internal area basis, offer the following accommodation: -  
Ground Floor Suite: 1712 sq.ft (159 sq.m) -  
Asking rent £21,000 pa exclusive  
First Floor Suite: 908 sq.ft (84 sq.m) -  
Asking rent £12,500 pa exclusive

Alternatively, the freehold is available at a guide price of £700,000.

### SERVICE CHARGE

A service charge will be payable for the management, maintenance and repair of the external common and structural parts. Utilities will be apportioned on a fair

and reasonable basis.

### BUSINESS RATES

The ground floor office suite has a Rateable Value of £16,100 and the first floor suite RV is £13,500. Small Business Relief may be available and interested parties should make their own enquiries to the Local Authority, West Oxfordshire District Council.

### LEGAL COSTS

Each party to pay their own legal costs.

### VIEWING

Strictly by appointment through the agent.

### EPC

The property has an EPC rating of B.



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