



Unit 2, Wavers Ground, West Oxon Ind. Estate,  
Carterton OX18 3YJ - TO LET £17,500 p.a.x.

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# Unit 2, Wavers Ground

## West Oxon Ind. Estate, Carterton, OX18 3YJ

TO LET £17,500 per annum exclusive

### LOCATION

The Property is located on a small, modern Industrial Estate on the outskirts of Carterton, serving the West Oxfordshire District. The site is accessed directly from the A40 link road.

### DESCRIPTION

A modern, mid-terrace industrial unit having cavity brick/block walls with double skinned and insulated profiled steel cladding over. There is ample car parking to the front of the building.

### ACCOMMODATION

The gross internal area measures approx. 1,786 sq.ft. (165.9 sq.m) and incorporates an office area, two WC's and a warehouse / production area with roller shutter access door 2.8m width x 3m height), and 3 phase electricity.

Workshop: 38'5" x 35'2"

Office: 17'7" x 10'10"

### TENURE

A new Business Lease is available under full repairing terms. The lease is to be excluded from The Landlord & Tenant Act 1954. A 3 month rent deposit will be required.

### VAT

VAT is payable in addition to the rent, service charge and deposit.

### SERVICE CHARGE

A service charge of approx. £655.00 p/a will be levied to cover the cost of maintenance, lighting and services to the communal areas.

### INSURANCE

The Landlord insures the building and recharges the cost to the Tenant, approx. £200.00 p/a. The Tenant is responsible for their own contents insurance.

### BUSINESS RATES

Rateable value: £12,500.00

### LEGAL COSTS

Each party to bear their own legal costs.

### LOCAL AUTHORITY

West Oxfordshire District Council, Council Offices, Witney, OX28 1NB. Tel: 01993 861000.

### ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Rating of D.

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