



Unit 5, Glebe Court, West Oxon Business Park
TO LET £110,000 p.a.x.

marriotts
property llp

Unit 5, Glebe Court, West Oxon Business Park Carterton, Oxfordshire, OX18 3FX

£110,000 p.a.x. Leasehold

LOCATION

West Oxfordshire Business Park is located at the entrance to the town of Carterton, currently the second largest settlement in the district and the subject of major strategic housing and commercial development. The Park is directly opposite RAF Brize Norton, the hub of an expanding Transport Command, which is providing increasing business opportunities in the locality. It is less than a mile from the town centre.

Carterton is within easy reach of Witney (4 miles), Oxford (18 miles), Faringdon (10 miles), Swindon (22 miles) and Cheltenham (26 miles).

DESCRIPTION

Currently undergoing construction, Unit 5 will offer approx. 9,084 sq.ft. G.I.F.A., comprising open plan

workshop space, plus ground and 1st floor offices. The unit will be constructed to a high specification with reconstituted stone elevations, perimeter high level windows, large roller shutter doors and 5.5m clear eaves height. Ample car parking will be provided.

ACCOMMODATION

Unit 5 Ground Floor - 7,750 sq.ft.

First Floor - 1,334 sq.ft.

Total G.I.F.A. approx. 9,084 sq.ft.

TERMS

The unit is available by way of a new full repairing and insuring lease on a term to be agreed. There is an Estate service charge to cover general maintenance of landscaping, lighting, cleaning, services etc.

VAT – Is payable

An EPC' will be obtained once construction is completed.

BUSINESS RATES

Local Authority West Oxfordshire District Council. Rateable Values are to be assessed.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

Strictly by appointment through the letting agent, Marriotts Property LLP.

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