



UNIT 4 - FRONT ELEVATION 1:100

Units 4 & 5, Glebe Court, West Oxon Business
Park, Carterton, OX18 3FX

Units 4 & 5, Glebe Court, West Oxon Business Park Carterton, Oxfordshire, OX18 3FX

TO LET - Unit 4 £122,000 p.a.x. Unit 5 £100,000 p.a.x.

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 4 and Unit 5 will offer approx 11,022 sq.ft. & 9,084 sq.ft. G.I.F.A. respectively, comprising open-plan workshop space,

plus ground & 1st floor offices. The units 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 4

Ground Floor - 9,300 sq.ft.

First Floor - 1,722 sq.ft.

Total G.I.F.A. approx. 11,022 sq.ft.

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 units are available by way of new full repairing

and insuring leases on a term to be agreed. There is an Estate service charge to cover general maintenance of landscaping, lighting, cleaning, services etc.

ENERGY PERFORMANCE CERTIFICATE

EPC's will be obtained once construction is completed.

BUSINESS RATES

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

VAT - Is payable.

LEGAL COSTS

Each party to pay their own legal costs.

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marriotts
property llp

Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

T: 01367 242422
E: property@marriotts.co.uk

www.marriotts.co.uk

