



Unit 4, Ventura Park, Carterton, Oxon, OX18 1AD
TO LET £23,000 p.a.x.

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Unit 4, Ventura Park

Broadshires Way, Carterton, Oxon, OX18 1AD

LOCATION

Located approximately 1 mile north-east of Carterton's town centre, Unit 4 is situated on a modern business estate known as Ventura Park. Located in a well-established industrial area, the Estate enjoys excellent access links to the B4477 and the A40 to the north. The Unit will be found mid-terrace at the front of the Estate.

DESCRIPTION

Constructed of concrete block elevations, with pitched insulated plasticised corrugated steel roofing, the unit is mid-terraced. An electrically operated roller shutter door provides vehicle access with a pedestrian door also provided for. The unit offers good open-plan workshop space on the ground floor with additional offices on both floors. The unit benefits from 3 phase electrics, disabled WC, sodium style lighting to the workshop and

carpets to the offices. Externally there are 3 dedicated parking spaces.

ACCOMMODATION

Ground Floor

Entrance Foyer:

Workshop: 45'6" max x 31' average

Office 1: 17'1" x 16'7"

Storeroom: 8'7" x 6'5"

Disabled WC:

First Floor

Office 2: 17'1" x 16'7"

Office 3: 17'1" max x 8'10"

Kitchen: 8'10" x 6'6"

Total G.I.F.A. approx. 2,693 sq.ft. (250.15 sq.m.)

TENURE

A new Business Lease is available under internal repairing terms, the Tenant is also responsible for

repair and upkeep of the roller shutter door & to redecorate the whole premises in last 3 months. Lease to be excluded from The Landlord & Tenant Act 1954. A minimum 3 month rent deposit will be required. Buildings insurance approx. £633 p/a.

VAT

VAT is payable in addition to the rent & deposit.

BUSINESS RATES

Rateable Value: £18,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of E

LOCAL AUTHORITY - West Oxon District Council, Witney, OX28 1NB. Tel: 01993 861000.

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