



Unit 1, Wavers Ground, West Oxon Industrial Estate,  
Carterton, OX18 3YJ - TO LET £19,700 p.a.x.

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property llp

# Unit 1, Wavers Ground, West Oxon Industrial Estate, Carterton, Oxon, OX18 3YJ

TO LET £19,700 p.a.x.

## 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

The unit comprises modern concrete block elevations part clad in plasticised steel sheeting. The premises benefit from a manually operated roller shutter door to the front of the building allowing access for goods and larger items, with another pedestrian access door to the front of the building.

The premises comprise an open-plan ground floor workshop area with office, Ladies and Gents toilets. Stairs lead up to a mezzanine providing another 228 sq.ft. of storage. Externally is dedicated parking for 3 cars.

## ACCOMMODATION

The following dimensions are approximate:

Workshop: 38'9" x 33'9" max

Office: 11'7" x 10'10"

Ladies & Gents WC's:

First Floor Mezzanine Store: 20'7" x 11'

Total G.I.F.A. approx. 1,319 sq.ft. (122.53 sq.m.)

Plus Mezzanine approx. 228 sq.ft.

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

## SERVICE CHARGE

A service charge of approx. £480 per annum is payable to cover the cost of maintenance, light and services to the communal areas.

## TENURE

A new lease is available for a minimum term of 3 years, excluded from The LTA 1954, under full repairing terms. A minimum 3 month deposit is required.

## BUILDINGS INSURANCE

Approx. £400 p/a but subject to annual review.

## BUSINESS RATES

Rateable Value: £10,750

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C.

## LOCAL AUTHORITY

West Oxon District Council - Tel: 01993 861000.

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