



Unit 4 and Unit 5, Brick Kiln Works, Childrey, Wantage, Oxon
TO LET - £45,000 p.a.x.

Unit 4 & Unit 5, Brick Kiln Works

Childrey, nr. Wantage, Oxfordshire, OX12 9PG

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LOCATION

Conveniently situated on the B4001 New Road, with easy access to the A417 and A420, Brick Kiln Works is a small privately owned light industrial estate located approx. 2.5 miles west of Wantage. Units 4 & 5 will be found at the rear left-hand side of the estate.

DESCRIPTION

The units offer high quality open-plan workshop accommodation extending to approx. 4,561 sq.ft. across the ground floor, with additional good quality 1st floor offices and messroom facilities extending to 1,274 sq.ft. 2 roller shutter doors provide vehicular access into the building which also benefits from LED and sodium style lighting, 3 phase electrics, independent toilet facilities on the ground and first floor, plus good natural light to the offices. To the exterior is hard standing providing 9 dedicated parking spaces.

ACCOMMODATION

Unit 4

Ground Floor Workshop: 69'2" x 33'
1st Floor
Office 1: 21' x 11'9"
Office 2: 17'5" x 17'7"
Office 3: 11'6" x 10'
Messroom / Kitchen & Store: 21' x 15'2"
WC's

Unit 5

Workshop: 69' x 33'

Total G.I.F.A. approx. 5,835 sq.ft. (542 sq.m.)

TENURE

A new lease is available under full repairing terms, outside the Landlord & Tenant Act 1954. A minimum 3 month deposit will be required.

VAT - VAT is payable.

SERVICE CHARGE & SEPTIC TANK

A service charge is levied to cover the cost of maintenance & lighting to communal areas. A charge of £200 p/a payable for septic tank emptying. Buildings insurance approx. £800 p/a.

BUSINESS RATES

Rateable Values

Unit 4 - £29,750.

Unit 5 - £20,500.

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of - TBC

AGENT'S NOTE - The premises are not suitable for food mechanics or car body shop

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