

To Let

New build two-storey commercial unit

Unit 3 | Landscape View | Weston-on-the-Green | OX25 3AD

///slept.zoom.spouse

New build two-storey commercial unit comprising first floor office accommodation and ground floor storage.



Unit 3 has been constructed to a high specification, benefiting from suspended ceilings, LED lighting and perimeter trunking to office, and an electric roller shutter to the ground floor store. A ground source heat pump provides an energy source for heating the building. There are three allocated parking spaces, with the option of using one space as a loading bay.

Located off the main Oxford arterial route to the West of Bicester and Banbury. Fifteen minutes from M40 J9/J10 and conveniently situated for Oxford, Aylesbury and Banbury.

More particularly the property features:

- First floor office accommodation
- Ground floor storage
- High specification
- LED lighting and perimeter trunking
- Electric roller shutter
- Ground source heat pump
- 3 allocated parking spaces (including a loading bay)
- Fitted kitchen on the first floor
- DDA WC facility to the ground floor

// Accommodation

Measurements are provided on a gross internal area (GIA) basis:

Unit 3	SQ FT	SQ M
Ground Floor Storage	561.9	52.2
First Floor Offices	561.9	52.2
Total Area	1,123.8	104.4

// Services

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

// Tenure

The unit is available by way of sublet or new FRI lease.

// Rent

£17,400 per annum.

// Insurance

The Landlord insures the building and recovers the premium from the Tenant.

// Business Rates

The Rateable Value for Unit 3 is £11,750 from 1st April 2023. We recommend interested parties contact Cherwell Council to ascertain whether they are eligible for small business rate relief.

// Service Charge

There are no charges.

// EPC

Unit 3 has an Energy Performance Asset Rating of B (26). Copies of the EPC certificate are available from the Agent.

// VAT

Nil VAT.

// Legal Costs

Each party to bear their own legal costs incurred in this transaction.

// Subject to Contract



// Viewing

Strictly by prior arrangement through the agent:

Martin Patchett

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