

UNIT H

Lakeside Industrial Park, Standlake **OX29 7PL**

FOR SALE



18,285 SQ FT
(1,699 SQ M)

Industrial Investment on established Oxfordshire Estate

**Lambert
Smith
Hampton**

Unit H, Standlake OX29 7PL

Description

The subject property consists of a modern steel portal frame industrial unit with high bay warehousing, 8 roller shutter doors, crane, modern offices and generous self contained yard area.

Within the yard is a separate open sided industrial unit and a further traditional industrial unit used for storage.

ACCOMMODATION	Sq Ft	Sq M
Workshop	10,647	989
Office	5,847	543
Mezzanine	1,791	166
TOTAL	18,285	1,699

Specification

- Only 15 miles from Oxford
- Low Passing Rent of £7.92 psf (£144,770.66 pa)
- Strong reversionary potential
- Established commercial estate
- Secure self contained yard

Location

The property is located 15 miles to the west of Oxford. The A415 provides good road access connecting 5 miles north to the A40 and Witney, and South to the A420. The A40 provides access to the M40 and M5 Motorways and the A420 provides access to the M4 to the South.

EPC

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Terms

Freehold subject to existing tenancy, offers invited in excess of £1,750,000 reflecting a NIY of 7.75%

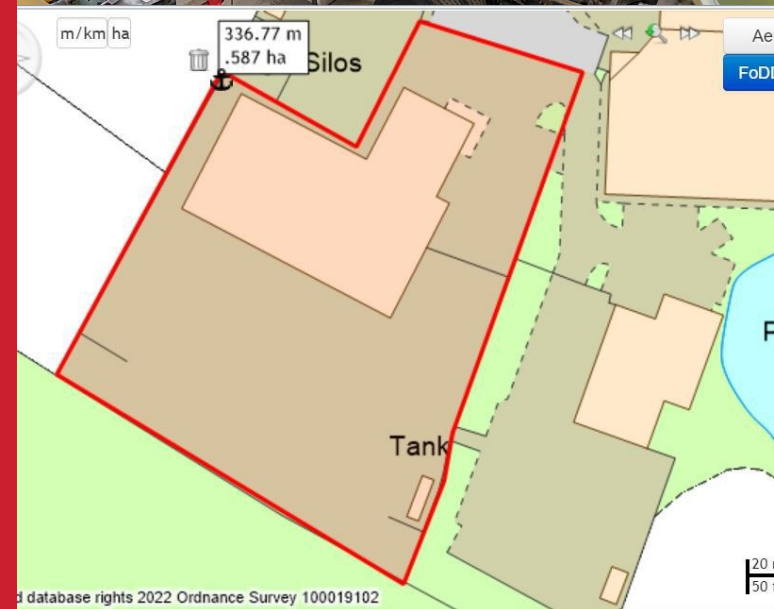
Tenant: Flofuel Limited
Guarantor: Fluid Transfer International Limited
Lease Term: 10 year lease ending 9th August 2027
Rent: £144,770.66 pa
L&T: Inside the Act

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings

By prior appointment only.

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