



Curtis Industrial Estate, North Hinksey Lane, Oxford OX2 0LX

TO LET

Industrial/warehouse/trade counter
units in accessible location

**5,883 Sq Ft
(547 Sq M)**

DESCRIPTION

Curtis Industrial Estate is located just off Botley Road on North Hinksey Lane. The A34 runs parallel to the estate providing easy access to the M40 to the north and the M4 to the south. Access to the A34 can be gained via the Botley Interchange or southbound via North Hinksey Lane. There are a variety of units located within the Estate with varying specifications.

Unit 28b comprises of a ground floor warehouse of 1,614 sq ft, a mezzanine of 591 sq ft, and a first floor of 3,678 sq ft totaling 5,883 sq ft.

- ✓ Ideal Trade Counter location
- ✓ Available on flexible terms
- ✓ 1 mile from the city centre
- ✓ Adjacent to the A34
- ✓ Close to local amenities and facilities
- ✓ Within close proximity of Seacourt Park and Ride



LOCATION

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ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 28b	5,883	547
Total	5,883	547

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

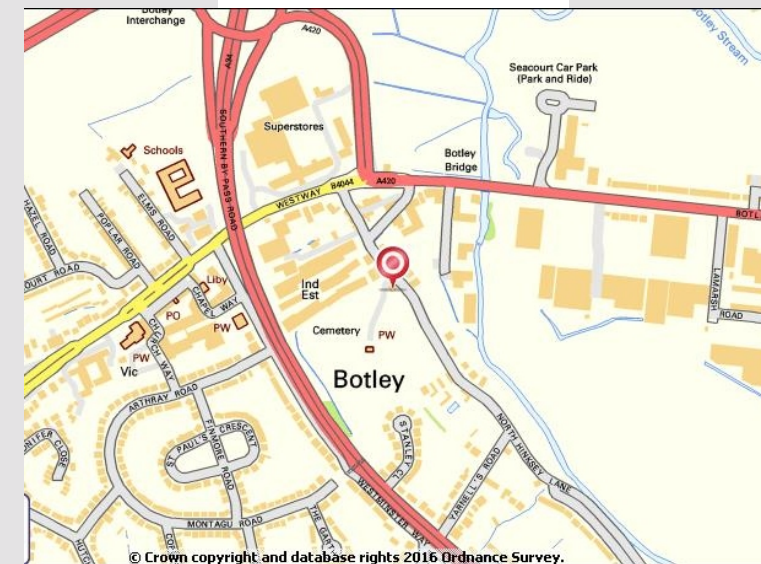
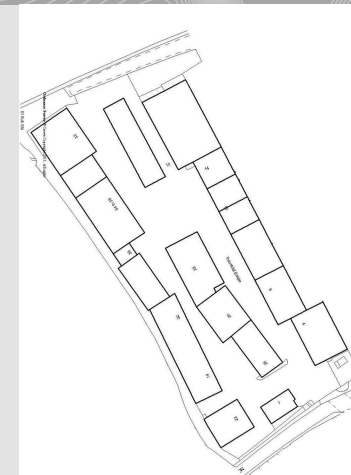
BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (The Vale of White Horse).

TERMS

The units are available on new full repairing and insuring leases, on terms to be agreed.

EPC Energy Performance Certificates for individual units are available upon request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Charlotte Reaney
01865 587 701
creaney@lsh.co.uk

Jennifer Lamb
01865 587706
jhlamb@lsh.co.uk