



UNIT 7, CLARE TERRACE , CARTERTON INDUSTRIAL ESTATE, CARTERTON, OXFORDSHIRE OX18 3ES

REFURBISHED INDUSTRIAL UNIT

- Palisade perimeter fence to property and yard
- Small office & kitchenette
- High eaves approx. 8.1m to underside of haunch
- EPC Rating D

TO LET £2,920 Per Month | 3,360 sq ft (312.14 sq m)

Contact Clive Thompson

Brown & Co Banbury

01295 273555

clive.thompson@brown-co.com

BROWN & CO

Property and Business Consultants
brown-co.com

LOCATION

Carterton is located just south of the A40 on the B4020 Burford to Faringdon Road, some 15 miles west of Oxford. The unit is located within the Carterton Industrial Estate South, one of the town's principal industrial areas, accessed from Black Bourton Road, Clare Terrace is situated to the rear of the estate and comprises a mix of terrace and standalone industrial units.

DESCRIPTION

Unit 7 comprises a standalone industrial unit with large block paved yard to the front. The unit is constructed around a steel portal frame with plastic coated steel cladding with electric roller shutter door. The premises offer an approximate eaves height in the order of 8.10m. Internally the unit has a small fitted office with kitchenette and WC. More particularly the property features the following:-

- Eaves height 8.1m
- Three phase power
- Roller shutter loading door
- Painted concrete floor
- Small fitted office
- Kitchenette
- Single WC
- Yard and building perimeter fenced

ACCOMMODATION

The property provides the following gross internal floor area: -

	m ²	ft ²
Unit 7 Warehouse	312.15	3,360

SERVICES

Mains water, drainage and electricity are connected. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

The property has a Rateable Value of £22,250. We estimate that the rates payable for 2024/2025 are approximately £11,103. Interested parties should check with the Local Authority.

SERVICE CHARGE

£200 plus VAT per annum.

EPC RATING

The property has an EPC rating of D.

TERMS

A new lease is offered for a length of term to be agreed by negotiation.

IMPORTANT NOTICES

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LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VAT

It is understood that VAT is not applicable.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agent:-

Clive Thompson

01295 220206

clive.thompson@brown-co.com

