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**FIELDS**

commercial property  
land and new homes

# To Let

**Unit A, Irton House, Warpsgrove Lane, Chalgrove, OX44 7TH**



Recently refurbished

**Highly-Functional And Economical Warehouse/Production Facility  
With Secure Yard, 5.4m-10.7m Eaves Height.**

**Size: 49,180 Sq Ft**

**Rent: Rent On Application**

Fields Commercial | The Old Saracen's Head | 7 Buttermarket | Thame | Oxfordshire | OX9 3EW

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## Features:

- Highly-functional and economical Warehouse/Production facility
- 3 Warehouses and Fitted Offices
- 500kVA power supply
- 4 loading doors and secure Yard
- Allocated car parking

EPC - C (56)

## Location

M40 access available at junction 6 and 7 approx. 8 miles.

Oxford is approx. 10 miles, Thame is 10 miles and Wallingford is 8 miles.

## Description

Unit A, Irton House comprises three interconnecting warehouse / production units, with two-storey office accommodation and secure rear- and side-loading.

The Warehouse has a clear height of 5.4m rising to 10.7m at the apex. There is suspended lighting, destratification fans and a sprinkler system throughout. The warehouse spaces measure approx. 32,959 Sq ft.

The Offices are split over 2 storeys with a Reception, Boardroom, Kitchen and Canteen on the ground floor. The first floor is an open-plan Office area. The Office space totals 16,050 Sq ft.

The Warehouse benefits from multiple Yard spaces as well as allocated parking.

## Rates

The property lies within the rating area of South Oxfordshire, according to which the rateable value is as follows:

Rateable value - £275,000

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

## Terms

A new lease is available on a full repairing basis.

Quoting rent available upon request.

A service charge is applicable.

## Viewing

Strictly by appointment with the agent.

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