

# TO LET

## REFURBISHED

**Attractive Incentives  
Available**

**Opportunity to split**

## INDUSTRIAL / WAREHOUSE

# 49,180 sq ft (4,569 sq m)

- 6.3m eaves height
- Secure yard
- 3 electric loading doors
- 350 KVA
- Fitted offices
- Allocated car parking

**£6.50  
per sq ft**

**12  
minutes  
to the  
M40**

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

## DESCRIPTION

Unit A Irton House comprises two interconnecting warehouse / industrial units of steel portal frame construction, with two storey office accommodation and secure rear and side yards.

### Warehouse

- Two bays with double pitched roofs
- 6.3m eaves height rising to an apex of 10.7m
- LED lighting
- 3 electric level loading doors
- Sprinkler system
- 350 KVA

### Offices

- Ground floor and first floor fitted offices
- Ample welfare facilities including WC's, kitchenettes and canteen
- Under croft providing flexible accommodation for future fit out for welfare, production, offices or showroom

### Externally

- A fenced and gated 34m deep yard served by 2 loading doors
- A yard to the rear served by 1 loading door
- On-site lorry parking
- Ample car parking



## TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed. The quoting rent is £6.50 per sq ft.

## BUSINESS RATES

### Rateable Value

Confirmation of rateable value to be sought from South Oxfordshire Local Authority.

## ESTATE CHARGE

A service charge of £0.14 / sq ft will be levied for the maintenance of estate roads, landscaping and common areas.

The Landlord will insure the premises the premiums to be recovered from the tenant. £10,365.10 for Y/E Mar 22.

## ENERGY PERFORMANCE

C56. Further information available upon request.

## PLANNING

The property is considered suitable for B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.

Front reception

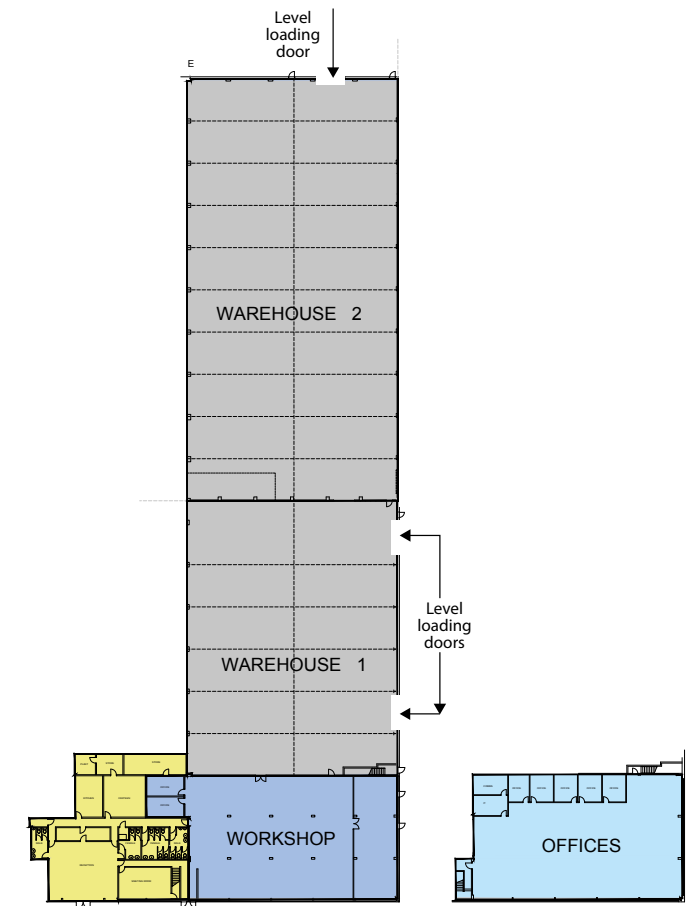


Offices

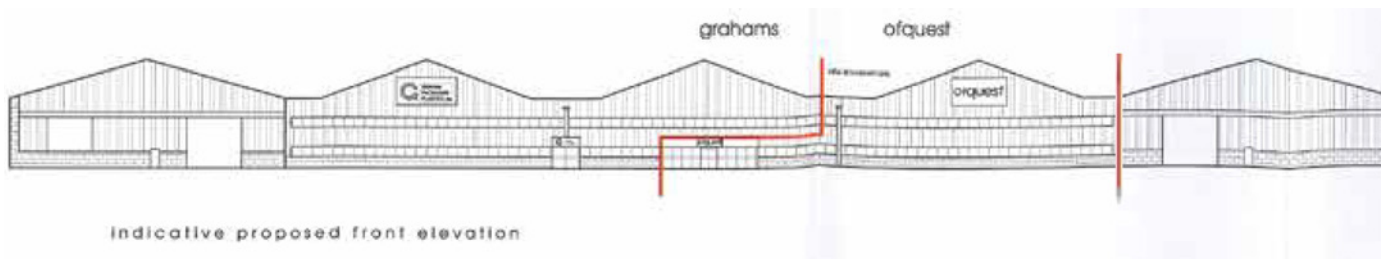


Offices

# ACCOMMODATION



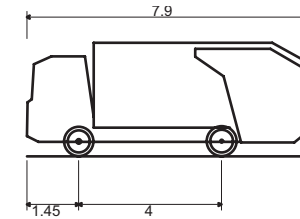
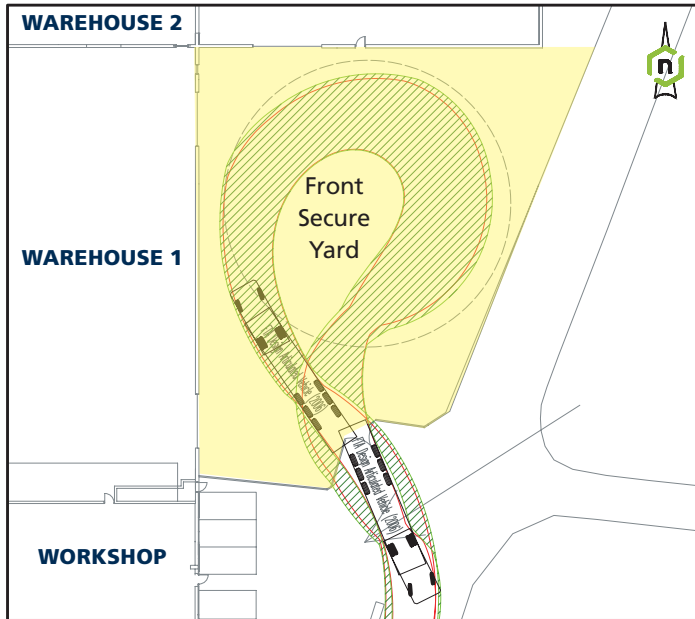
Unit A	Sq ft	Sq m
Ground floor workshop under croft	6,200	576
Ground floor offices, reception, welfare and stores	3,993	371
First floor fitted offices	6,028	560
Warehouse 1 (2 doors)	12,981	1,206
Warehouse 2 (1 door)	19,978	1,856
<b>TOTAL</b>	<b>49,180</b>	<b>4,569</b>



All areas are approximate gross internal.

# Unit A Irton House, Warpsgrove Lane, Chalgrove, Oxfordshire OX44 7TH

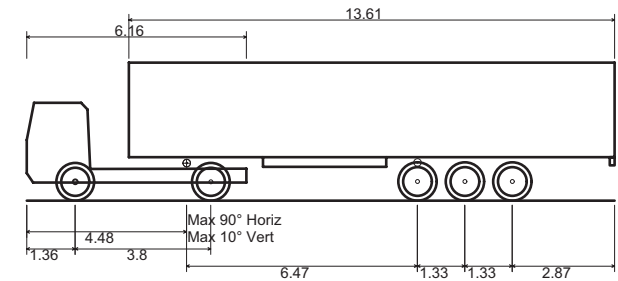
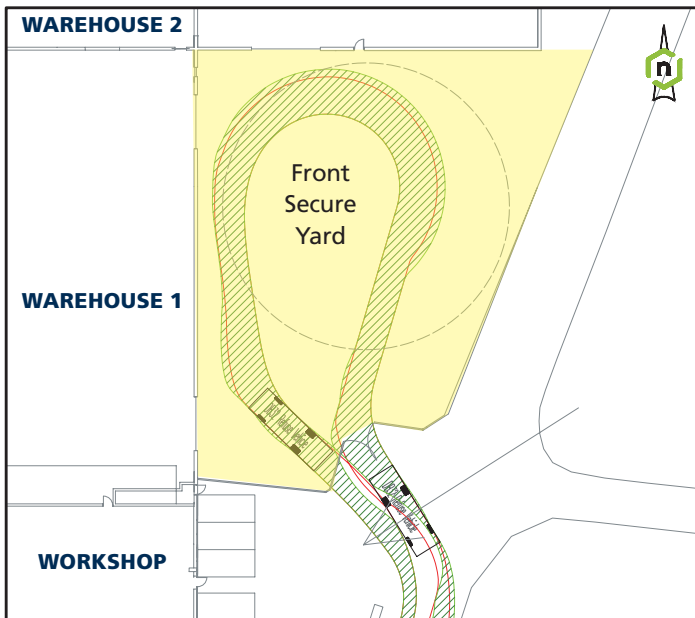
## 16.5M ARTICULATED VEHICLE TURN AROUND



### DB32 Refuse Vehicle

Overall Length	7.900m
Overall Width	2.400m
Overall Body Height	3.183m
Min Body Ground Clearance	0,388m
Max Track Width	2.400m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	9.625m

## REFUSE VEHICLE TURN AROUND



### FTA Design Articulated Vehicle (2006)

Overall Length	16.480m
Overall Width	2.550m
Overall Body Height	3.870m
Min Body Ground Clearance	0,515m
Max Track Width	2.470m
Lock to Lock Time	3.00s
Kerb to Kerb Turning Radius	6.600m

## LOCATION - OX44 7TH

Unit A Irton House is located on Warpsgrove Lane, approximately 1 mile north of the South Oxfordshire village of Chalgrove via Monument Road. The property is located 4 miles from Watlington and 3.5 miles from Stadhampton via the B480. Access to the M40 motorway is provided by either Junction 6 (7.2 miles) or Junction 7 (8 miles). Lorry access is restricted to and from Junction 6 via Watlington; instead, they should use Junction 7 via Stadhampton.

Unit A Irton House lies 13 miles southeast of Oxford and 48 miles west of Central London. Thames Travel provides bus services running between Watlington and Oxford.

Other occupiers nearby include Oxford Packaging, Beaches Logistics, Medline Scientific and Advanced Compressor Engineering Services.



### LOCATION

#### Motorways

M40 J6  
(travel time) 7 miles  
14 mins

M40 J7  
(travel time) 8 miles  
12 mins

M40 J8A  
(travel time) 9.5 miles  
18 mins

M25 J1A  
(travel time) 63.3 miles  
1hr 11 mins

#### Towns / Cities

Oxford 13 miles

High Wycombe 19 miles

Heathrow Airport 36 miles

Birmingham 87 miles

Source: Google .com

## VIEWING

Strictly via prior appointment with the appointed agents:

**FIELDS**  
COMMERCIAL  
01844 261121  
fieldscommercial.com

Nick Johnson  
07857 823188  
nick@fields-property.co.uk

Tom Horgan  
07522 452399  
tom@fields-property.co.uk

**Knight Frank**  
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# Unit A Irton House, Warpsgrove Lane, Chalgrove, Oxfordshire OX44 7TH

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