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**FIELDS**

commercial property  
land and new homes

# To Let

Units A4 And A5, Watlington Industrial Estate, Watlington, OX49 5NA



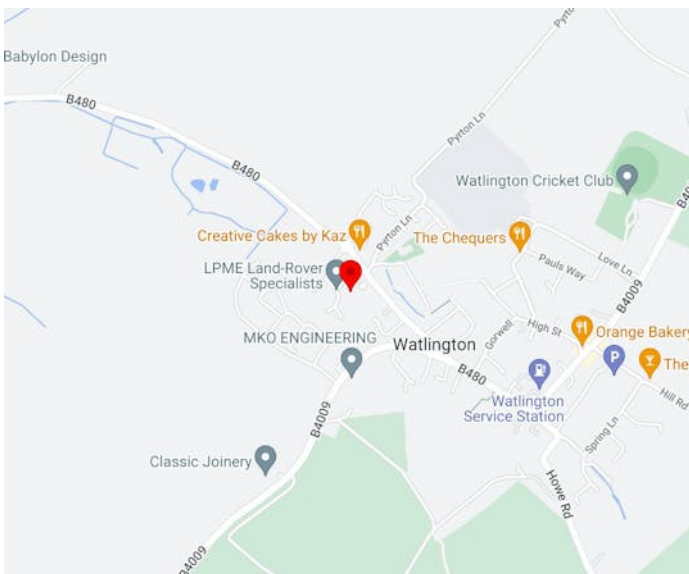
**Rarely Available Industrial Units On A Popular Estate**

**Size: 5,918 - 11,870 Sq Ft**  
**Rent: £10.50 Per Sq Ft**

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.  
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## Features:

- Recent new roof
- Approx. 5,918 Sq ft. and 5,952 Sq ft.
- 3 phase
- Office content
- Car parking

EPC - C (63)

## Location

Two industrial units on a popular small estate on the edge of the town. Watlington is ideally located under 4 miles from junction 6 of the M40 motorway and the estate is on the western side of the town.

## Description

Two attractive industrial units in Cuxham Road of 5,918 Sq ft (Unit 4) and 5,952 Sq ft. (Unit 5).

The traditional units feature part-brick and part-clad elevations and have the benefit of a fully insulated roof, Warehouse flooring, and the Offices feature new suspended ceilings, refitted Kitchen, Toilets and new floor coverings.

Roller shutter doors are installed with personal doors to the office areas which are contained within double glazed UPVC front-panelling. 3-phase is installed. Car parking is to the front of the building and there is a further overflow area.

The units are available as a whole, letting each unit individually may be considered.

## Rates

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

Rateable value - £67,500 for the combined Units

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

## Terms

New leases are available.

RENTAL: £10.50 per Sq ft.

Unit 4: £62,139 per annum

Unit 5: £62,496 per annum

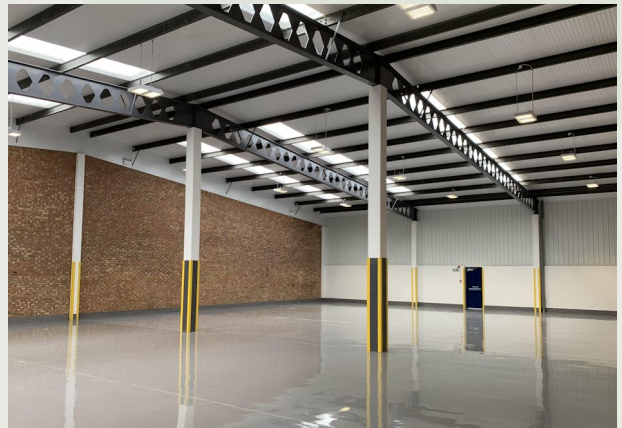
\*Photographs taken preoccupation.

## Viewing

Strictly by appointment with the agent.



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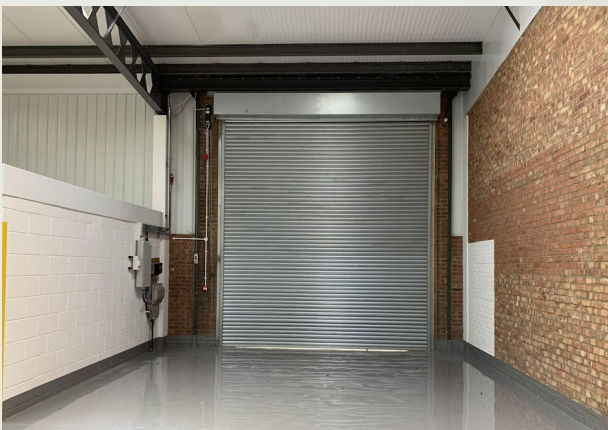
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