

MAY SPLIT

 **12 MINUTES**
TO THE M40 MOTORWAY



PERGOLUX

EMG

MB Martin-Baker

TO LET

Industrial / Warehouse Unit

65,471 sq.ft (6,082 sq.m)

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

- Rear roller shutter loading door
- 6.3m eaves height
- Allocated car parking
- Warehouse PIR Lighting

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2200

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DESCRIPTION

The available space at Irton House comprises 3 interconnecting warehouse / industrial units of steel portal frame construction with interconnecting and front loading doors with scope for rear loading doors to be installed. Connecting office and welfare accommodation is available at ground and first floor levels.

Warehouse

- 3 bays with double pitched roofs
- 6.3m eaves height rising to an apex of 10.7m
- Sprinkler system
- PIR lighting
- Interconnecting Speedor door
- 2 loading doors with scope for additional loading doors
- Front & rear service yards

Office Accommodation

Connecting office accommodation and welfare available at ground and first floor levels totalling 13,409 Sq ft (1,246 Sq m).

Parking

Unit B Irton House offers dedicated parking spaces for staff and visitors.

Areas (Approx. Gross Internal)

Warehouse	52,062 sq.ft	(4,837 sq.m)
Ground Floor Office	7,367 sq.ft	(684 sq.m)
First Floor Office	6,042 sq.ft	(561.30 sq.m)
Total	65,471 sq.ft	(6,082 sq.m)

Scope to split the unit, providing warehouse of 19,915 Sq ft, and warehouse / offices of 45,556 Sq ft.



TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed. The quoting rent is £7.95 per sq ft.

BUSINESS RATES

Unit B forms part of larger hereditament with a rateable value of £510,000 (April 2023). The business rates for Unit B will need to be reassessed. All enquiries should be directed to South Oxfordshire Local Authority quoting reference 802684256300.

Link to assessment: <https://www.tax.service.gov.uk/business-rates-find/valuations/start/3570009000>

ESTATE CHARGE

A service charge of £0.19 per sq ft will be levied for the maintenance of estate roads, landscaping and common areas.

INSURANCE

The Landlord will insure the premises. The premiums will be recovered from the Tenant.

ENERGY PERFORMANCE

D:83. The EPC will be reassessed following completion of refurbishment works.

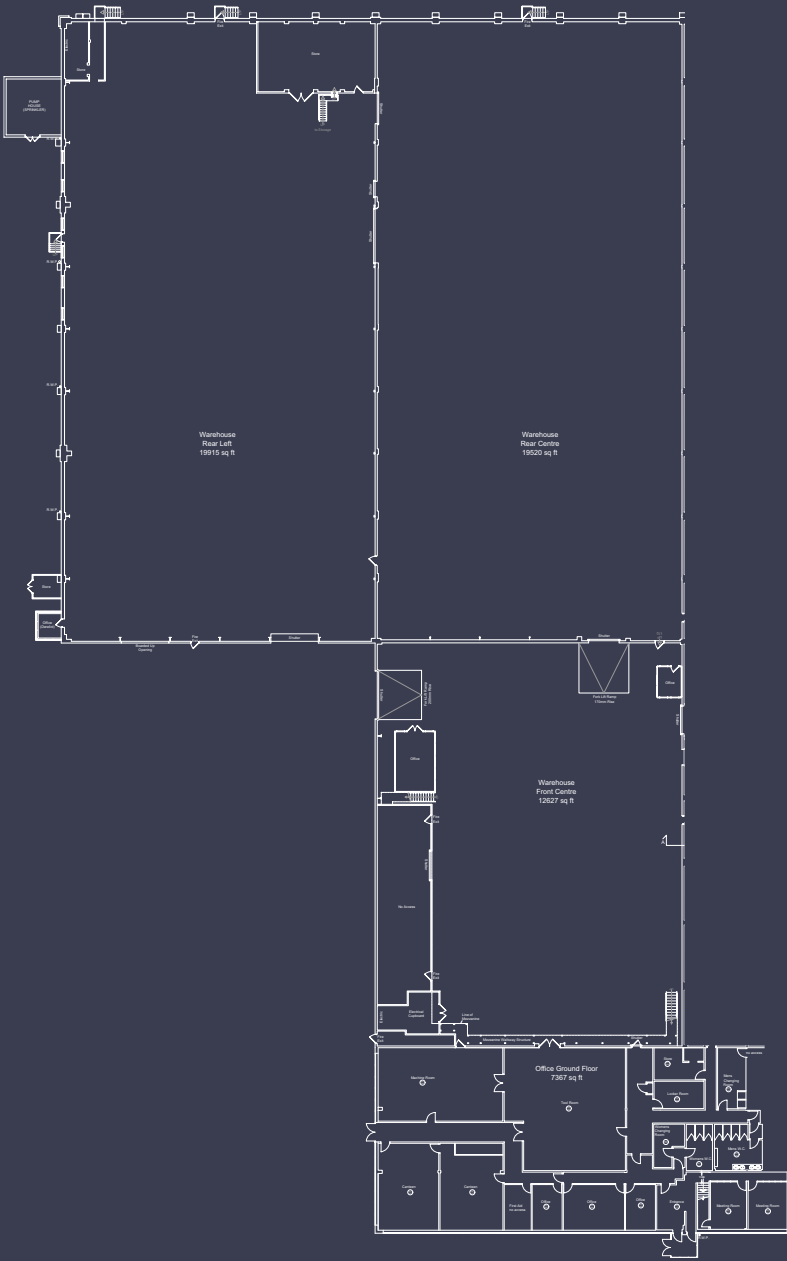
PLANNING

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.





Neighbouring units

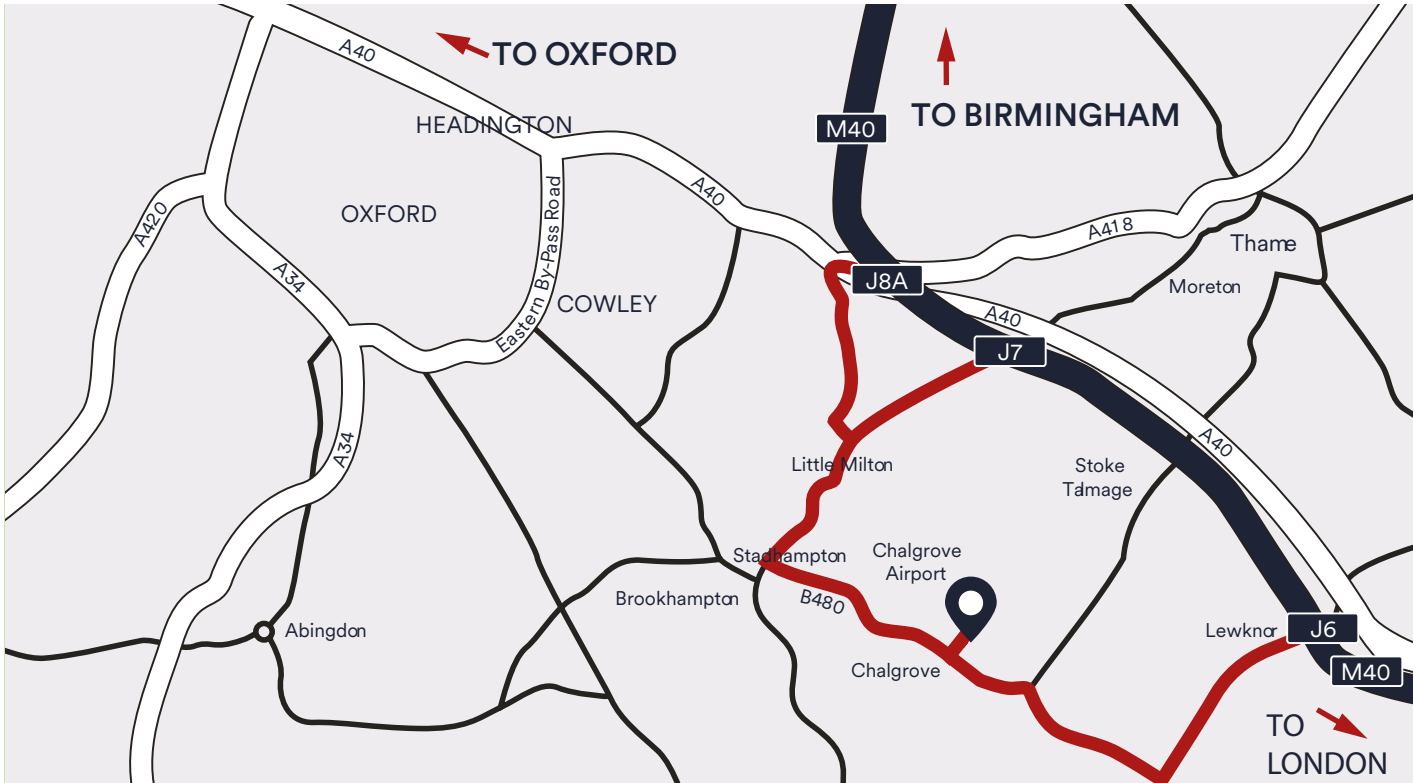
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Unit B Irton House, Warpsgrove Lane, Chalgrove, Oxfordshire OX44 7TH



Location - OX44 7TH

Unit B 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.

Travel (motorways)	Distance	Travel Time
M40 J6	7 miles	14 mins
M40 J7	8 miles	12 mins
M25 J16	31.8 miles	36 mins
M40 J1A	31.8 miles	36 mins

Travel (Towns/Cities)	Distance	Travel Time
Oxford	13 miles	27 mins
Heathrow Airport	35 miles	40 mins
Central London	48 miles	1 hr 23 mins
Birmingham	87 miles	1 hr 28 mins

Viewing

Strictly via prior appointment with the appointed agent

FIELDS

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