

Tel: 01844 261121
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk

FIELDS

commercial property
land and new homes

To Let

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



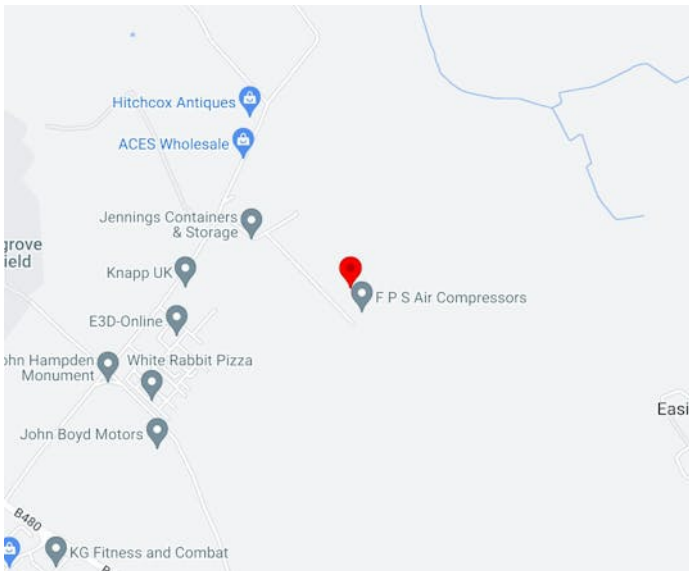
**Highly-Functional And Economic Warehouse/Production Facility
65,471 Sq Ft With Secure Front And Rear Yards, 6.3m-10.7m Eaves
Height.**

**Size: 65,471 Sq Ft
Rent: £520,494.45 Per Annum**

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:

- Highly-functional and economic Warehouse/Production facility 65,471 Sq ft
- 3 Interconnecting Warehouses and Fitted Offices
- 2 loading doors with secure front and rear Yards
- Allocated car parking

EPC - D (83)

Location

M40 access available at junction 6 and 7 approx. 8 miles. Oxford is approx. 10 miles, Thame 10 miles and Wallingford is 8 miles.

Description

Unit B, Irton House comprises three interconnecting Warehouse / Production units, with two-storey Office accommodation totalling 65,471 Sq ft and secure rear and side loading.

The Warehouse has a clear height of 6.3m rising to 10.7m at the apex. There is suspended lighting, destratification fans and a sprinkler system throughout. The Warehouse spaces measure approx. 52,062 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 13,409 Sq ft.

The Warehouse benefits from Yard areas to the front, side and rear, as well as allocated parking.

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.

Terms

A new lease is available on a full repairing basis.

Rent £7.95 / Sq ft ex VAT

Service charge £0.19 / Sq ft

Viewings

Strictly by appointment with Fields.

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