



West Oxfordshire Retail Park, Carterton, OX18 3YL
RETAIL UNITS TO LET

marriotts
property llp

West Oxfordshire Retail Park

Carterton, OX18 3YL

Leasehold - RETAIL UNITS TO LET

LOCATION

West Oxfordshire Retail Park is accessed directly from the A40 link road, putting a large catchment area within easy reach. Witney (4 miles), Oxford (18 miles), Faringdon (10 miles), Swindon (22 miles) and Cheltenham (26 miles).

The 12-acre Park is located at the entrance to the town of Carterton directly opposite RAF Brize Norton, the hub of an expanding Transport Command and less than a mile from the town centre.

DESCRIPTION

These retail units form part of the first phase of development on the Park and consist of 6 detached retail units totalling 3,285 m² (35,358 ft²) arranged around a central customer car parking area. There is also a separately accessed goods delivery area. The units have been constructed to a high standard with reconstituted stone elevations, with glazing, panels

and high-level windows providing excellent visibility and natural lighting. Height to eaves 4.65m.

BUSINESS RATES

The local authority is West Oxon District Council.

SERVICES

We have not tested any of the services and give no warranty as to their condition.

ACCOMMODATION

The units benefit from the following approximate ground floor gross internal areas :

- Unit 7: 257 m² (2,766 ft²)
- Unit 8: 257 m² (2,766 ft²)
- Unit 9: 1,390 m² (14,962 ft²)
- Unit 9A: 275 m² (2,960 ft²)
- Unit 10 & 11: NOW LET

TERMS

The units are available by way of new full repairing and insuring leases on terms to be agreed. Quoting rental terms can be provided for packages to meet prospective tenant's fit-out requirements. There will be an Estate service charge to cover general maintenance of landscaping, lighting, cleaning, services etc. The current permitted planning Use is for the sale of non-food goods, electrical goods, pet supplies and motor vehicle accessories. Other Uses will be considered, subject to planning authorisation.

LEGAL COSTS

Each party to pay their own legal costs.

EPC

The units are B Rated and vary between 43 and 50.

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

marriotts
property llp

Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

T: 01367 242422
E: property@marriotts.co.uk

www.marriotts.co.uk

