



Unit 3, Wavers Ground, Carterton, OX18 3YJ,  
Lease for Assignment £16,000 p.a.x.

marriotts  
property llp

# Unit 3, Wavers Ground

West Oxon Business Park, Carterton, Oxfordshire, OX18 3YJ

---

## LOCATION

The Property is located on a small, modern Industrial Estate on the outskirts of Carterton, serving the West Oxfordshire District. The site is accessed directly from the A40 link road.

## DESCRIPTION

A modern, mid-terrace industrial unit having cavity brick/block walls with double skinned and insulated profiled steel cladding over. There is ample car parking in front of the building.

## ACCOMMODATION

The gross internal area measures approx. 1,806 sq.ft. (167.8 sq.m) and incorporates an office area, two WC's and a warehouse / production area with roller shutter access door 93m x 3m), and 3 phase electricity.

## LEASE FOR ASSIGNMENT

Term - 5 years until 17th June 2026  
Repairs - Full repairing  
Deposit - £9,600.00 + VAT equivalent  
Rent Review - 18th June 2024, upwards only in line with Retail Price Index.  
Break Option - None.  
VAT - VAT is payable.

## SERVICE CHARGE

Approx. £750 per annum to cover costs of maintenance and lighting to communal areas of The Estate.

## BUILDINGS INSURANCE

The Landlord insures the building and recharges the Tenant the cost of the premium in respect of the property. Approx. £360 per annum.

## BUSINESS RATES

Rateable value as of April 2023: £15,000.00 Note: Small Business Rates Relief may be available.

## LOCAL AUTHORITY

West Oxfordshire District Council, Council Offices, Witney, OX28 1NB. Tel: 01993 861000.

## ENERGY PERFORMANCE RATING

TBC

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](mailto:property@marriotts.co.uk)

[www.marriotts.co.uk](http://www.marriotts.co.uk)

