

TO LET - INDUSTRIAL / INDUSTRIAL / STORAGE

# UNITS A3 & A4 GBP1

Grove Business Park, Wantage, OX12 9FA



## Key Highlights

- 3,335 to 6,754 sq ft
- Ground floor slab loading capacity of 25kN/m<sup>2</sup>.
- VRF cooling and heating air conditioning in offices.
- EPC rating B
- 6.5m minimum clear internal eaves height
- Electrically operated and insulated roller shutter goods doors
- 6 car spaces per unit
- First floor office space

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## Location

Grove Business Park is an established 32 acre mixed use site comprising of industrial, office and R&D space and is set to undergo significant improvement and investment in the years ahead. Located in South Oxfordshire's Science Vale the Reading Road (A417) provides access to the A34 and the A338 provides access to the M4 in the south and Oxford in the north. The Park is a thriving location for a mixture of businesses including Phosphonics, Forensic Access, Airbox Systems, The Boutique Office Workplace and Navtech Radar.

## Accommodation

The accommodation comprises the following areas:

Name	Description	sq ft	sq m	Availability
Ground - Unit A3	Unit A3	2,533	235.32	Available
Mezzanine - Unit A3	Unit A3	802	74.51	Available
Ground - Unit A4	Unit A4	2,602	241.73	Available
Mezzanine - Unit A4	Unit A4	817	75.90	Available
<b>Total</b>		<b>6,754</b>	<b>627.46</b>	

## Specification

Modern light industrial and high tech units comprising of the following specification:

- 6.5 metre minimum clear internal eaves height.
- Electrically operated and insulated roller shutter goods doors with a minimum 5 metre clear opening height.
- Thermally efficient insulated cladding to roof and walls with 10% roof lights and double glazed windows and doors.
- Serviced with mains water, 3 phase electricity and ducted connections to optional dedicated ultra-fast fibre optic broadband connections.
- First floor office space, carpeted, perimeter trunking, suspended ceiling, LED lighting and air conditioning as well as kitted kitchenette.

## Terms

New lease terms to be agreed by negotiation. For more information please contact the sole letting agents.

## Business Rates

Rates payable: £2.18 per sq ft

## Contact

### Jan Losch

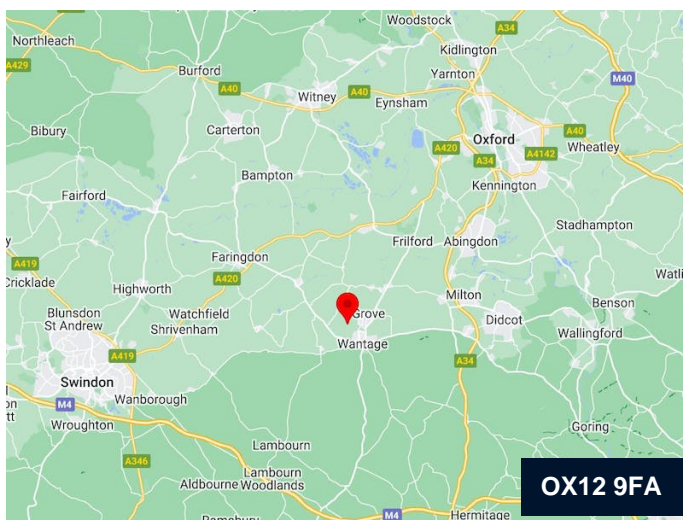
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