

To Let

Industrial/Warehouse Unit – Rarely Available and Recently Refurbished

CBRE

Unit 1 Avenue One Station Lane Witney Oxon OX28 4XZ

4,426 Sq Ft (411.2 Sq M) Approx



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LOCATION

Witney lies approximately 12 miles to the west of Oxford on the A40 Oxford to Cheltenham trunk road. This location provides good access to the A34, M40 (Junction 9) and the M4 for industrial and trade counter occupiers. Unit 1 is located in a terrace of units within Avenue One with direct access from Station Lane, lying in close proximity to both the town centre and the A40 main Witney junction.

DESCRIPTION

Avenue One, Station Lane provides terrace units, all with independent car parking and loading areas. Unit 1 is constructed of a steel portal frame with a mixture of brick and metal panel elevations under a metal sheet roof. The unit has recently undergone a full refurbishment. Avenue One is considered the trade hub of Witney, and has occupiers such as Screwfix, Topps Tiles, John Nicholls Bathroom and Plumbing, Active Plumbing Supplies and Toolstation. The unit is ideal for other trade occupiers, as well as R&D and light assembly.

The unit benefits from the following specification:-

• Established trade estate	• Rarely available	• Dedicated parking
• Recently refurbished	• Roof lights	• Ground and first floor offices
• Three phase electricity supply	• Dedicated yard space	

ACCOMMODATION

The unit offers modern industrial/warehouse space and offers the following accommodation:-

Accommodation	Sq ft	Sq m
Ground floor	4,033	374.7
First floor	393	36.5
Total	4,426	411.2

TERMS

The unit is available for a term of years to be agreed at a rent of £51,500 per annum

Business Rates	Service Charge	EPC	VAT
£32,500 (RV)	To be confirmed	D – 96	Applicable

LEGAL COSTS

Each party to be responsible for their own legal costs.

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