

To Let  
Industrial/Warehouse Units

CBRE

Units 8 – 10 Fenchurch Court Garsington Road Oxford OX4 6ZN

4,129 Sq Ft ( 383.5 Sq M) Approx



# Units 8-10, Fenchurch Court, Garsington Rd, Oxford, OX4 6ZN

## LOCATION

Fenchurch Court is located adjacent to the Oxford Ring Road (eastern bypass A4142) with access via Garsington Road. This location provides good access to the A34 and A40, serving the main motorway networks. Fenchurch Court is strategically positioned in Oxford's key area for retail/trade warehouse and industrial space.

## DESCRIPTION

Fenchurch Court provides a combination of trade, warehouse and office units. The scheme comprises a total of 14 units which have proven popular with a diverse range of local and national businesses such as Dulux, National Windscreens and the NHS. Units 8 – 10, provide a combination of mid and end terrace units constructed of steel portal frame, with part brick and metal profile sheet cladding elevations. This units benefit from frontage to the Garsington Road, which will appeal to a variety of occupiers, especially within trade and high footfall business. Units 8 – 10 will be available from September 2024 and it will be refurbished to shell configuration.

The unit benefits from the following specification:-

• Established trade estate	• Rarely available	• Dedicated parking spaces
• Roller shutter access	• Good quality mezzanine	• Warehouse store
• Garsington Road Frontage	• Showroom	• 5.7m eaves

## ACCOMMODATION

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

Accommodation	Sq ft	Sq m
Ground floor	3,069	285.1
Mezzanine	1,060	98.4
Total	4,129	383.5

## TERMS

The unit is available for a term of years to be agreed at a rent of **£61,500 per annum.**

Business Rates	Service Charge	EPC	VAT
£41,250 (RV)	To be confirmed	C – 59	Applicable

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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