

**Modern Mid-Terrace
Industrial/Production Building
To Let**



1,905 Sq ft Approx

Unit J2

Kingston Business Park

Kingston Bagpuize

Oxfordshire

OX13 5FE

LOCATION

The premises is located on the established Kingston Business Park which lies approximately 9 miles from Oxford in the Swindon Road, the A420, with good access to the A415 Abingdon to Witney road with all local amenities available including shopping facilities at Milletts Farm and various pubs in the villages nearby.

DESCRIPTION

The industrial scheme provides a terrace of four industrial units with allocated parking and loading areas together with a high quality profile cladding and roller shutter doors together with insulated steel roof. The buildings have been designed to permit a high degree of natural light to penetrate into the warehouse areas and the accommodation will include the following:-

- Steel frame construction with 6 metre clear eaves height
- Power floated concrete floor slab
- Chain operated slide over loading doors
- WC facilities
- Gas, electricity and telecoms connections
- Disabled WC

ACCOMMODATION

The mid-terrace unit comprises approximately 1,905 sq ft of gross internal accommodation.

QUOTING TERMS

The premises are available on a leasehold basis for a term of years to be agreed at a quoting rental of £16,200 per annum.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

OUTGOINGS

Rates	Details upon application
Service Charge	To include security and general management of the Estate and also a contribution towards the maintenance of the road. The service charge for the Estate is currently running at approximately £0.60 per sq ft per annum.

LEGAL COSTS

Each party to bear their own costs in connection with this transaction.

FOR FURTHER INFORMATION

Strictly by appointment with the joint letting agents:-

Tom Barton
VSL & Partners

Tel: 01865 848488
Email: tbarton@vslandp.com

Web site: www.vslandp.com

Tim Meredith Hardy
Gilbert Walker

Tel: 01865 723551

SUBJECT TO CONTRACT



NOT TO SCALE

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