



DETACHED WAREHOUSE PREMISES WITH GENEROUS OPEN YARD

UNIT 25 WHITE HORSE BUSINESS PARK, WARE ROAD,
STANFORD-IN-THE-VALE, FARINGDON, SN7 8NY

- Available as a whole but currently divided into 2 units
- Ground & first floor office areas & wc
- 3 phase electricity
- Loading to front and rear
- Well established industrial location

FOR SALE/MAY LET | 13,864 sq ft (1,287.97 sq m)
SITE AREA 0.72 ACRES

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LOCATION

Unit 25 is situated on the well established White Horse Business Park, Stanford-in-the-Vale just off the A417 approximately 12 miles southwest of Oxford and 10 miles northeast of Swindon.

Whilst in an attractive rural location there is good access onto the M4/A40 and A34 which provides a dual carriageway link also to the M40.

DESCRIPTION

The property is of steel portal frame construction under a pitched profile steel roof with roof lights and elevations of part brick and blockwork and upper elevations profile steel clad. The property was built in the late 1990's. More particularly the property benefits from the following:-

- Generous loading and parking areas
- Securable yard area
- 3 phase electricity
- Eaves height approximately 6.2m rising to ridge height 9.7m
- The unit at the front of the plot has a large full height workshop/warehouse area with inspection pit.
- The rear unit has air conditioned offices, a crane facility in the warehouse/workshop area and 2 mezzanine levels, one of which incorporates air conditioned offices

ACCOMMODATION

The property has the following (approximate) gross internal floor area:

Unit 25	Sq ft	Sqm
GF production area, offices, kitchen stores & wc's	8,525	791.97
Mezzanine offices, kitchen, stores & wc's	5,339	496
Total GIA	13,864	1,287.97

SERVICES

The property has mains electricity (single and three phase) and main water. Drainage is to a private sewerage system. We have not carried out any tests of these services and interested parties should undertake their own investigations.

BUSINESS RATES

Currently under review.

SERVICE CHARGE

No service charge is applicable to this part of the estate.

FREEHOLD PRICE

£1,300,000 plus VAT.

LEASEHOLD

£90,000 per annum exclusive.

EPC

Currently being undertaken.

VAT

VAT will be applicable to the sale price and any letting.

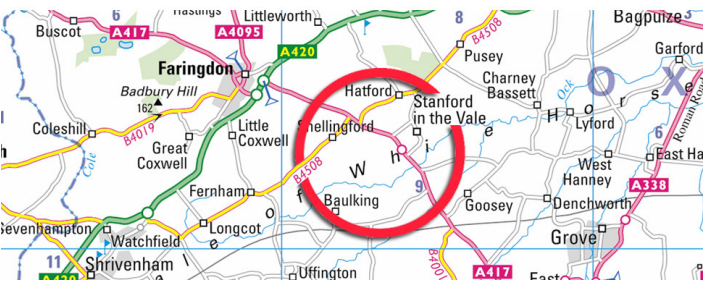
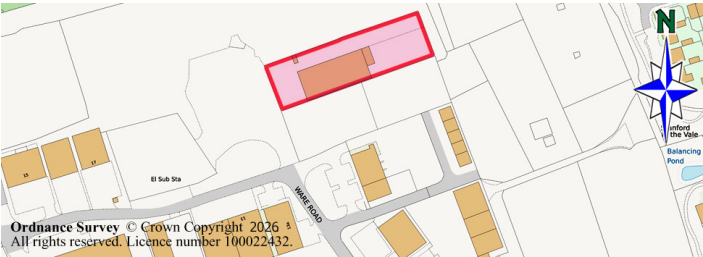
LEGAL COSTS

Each party is to bear their own legal costs in this transaction.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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