



Unit 5

Ashville Way, Oxford, OX4 6TU

Newly refurbished industrial unit located on Oxford ring road

5,956 sq ft
(553.33 sq m)

- Self contained unit with fenced yard
- Good access onto Oxford ring road and the A34 and M40
- Large electric roller shutter door
- Newly refurbished throughout
- Trade entrance with offices on ground and first floor
- Low passing rent

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Summary

Available Size	5,956 sq ft
Passing Rent	£50,000 per annum
Rates Payable	£5.78 per sq ft Further information available via the local authority
Rateable Value	£69,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Location

Renowned for its university connections, the historic City of Oxford has become a major commercial centre in its own right, offering the dual advantages of an attractive working environment and excellent communications on a local and national level. Situated just off the M40, on the junction of the A40 and A34 trunk roads, the city commands a strategic position on the national road network. The subject premises occupy a prominent position on Ashville Way and neighbouring occupiers on the estate include Mayfield Press, Annie Sloan Interiors, Brewers, Halfords Autocentre and CW Plant Hire.

Description

The subject premises comprises a newly refurbished industrial unit arranged internally so as to provide a large open plan workshop with integral 2-storey office block. The yard is self contained and secure with palisade fencing.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,992	463.77	Available
1st - Office	964	89.56	Available
Total	5,956	553.33	

Terms

Occupation will be granted on the basis of either an Assignment of the current lease or a new full repairing and insuring lease for a term to be agreed.

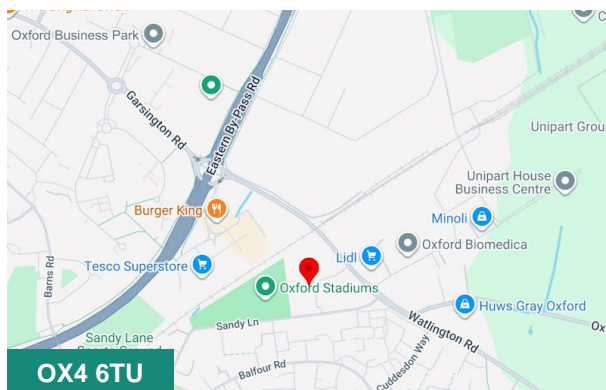
Key lease details as follows;

Lease Dated 13th July 2017

Term 15 years ending 12/07/2032

Rent £50,000 pa

Rent Review 13th July 2027

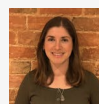


Viewing & Further Information



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