

# REFURBISHED INDUSTRIAL UNITS CLOSE TO M40



**TO  
LET**

## Unit A4, Watlington Ind. Est., Cuxham Road, Watlington, Oxon, OX49 5LU

5,918 Sq Ft (549.78 Sq M)

Industrial

- NEWLY REFURBISHED
- NEW EXTERNAL CLADDING
- 5 ALLOCATED CAR SPACES PER UNIT
- SODIUM HIGH BAY LIGHTING
- 3 PHASE POWER SUPPLY
- ROLLER SHUTTER ACCESS
- MAX EAVES HEIGHT OF 6.5 M
- NEW ROOF
- 2.5 MILES FROM M40 J6
- A4 AVAILABLE SEPERATELY OR WITH A5



COMMERCIAL PROPERTY SPECIALISTS



## Location

The property is located on the Watlington Industrial Estate, close to the centre of Watlington and within 2.5 miles of junction 6 of the M40 motorway, accessed by the B4009.

## Description:

The property comprises of two end of terrace, self contained, portal frame warehouses with brick and metal clad elevations. Each property provides a max eaves height of 6.5m and can be accessed via full height roller shutter loading doors. Offices and WC facilities are located at the front of the building. Allocated parking is located in front of each building.

A4 - 5,918 SQ FT (549.80 SQ M)

The properties can be let together or individually.

## Accommodation:

5,918 Sq Ft (549.78 Sq M)



## Rent:

£8.50 Per Sq Ft

## Business Rates:

Rateable Value

## EPC:

TBC

## Tenure:

Available on a new lease direct from the landlord

## Legal Costs:

Each party to be responsible for their own legal costs involved in the transaction.

For further information or to book a viewing please contact the joint agents:

**Gerard Barry**

Tel 07712 868736

gb@chandlergarvey.com



**Mike Holifield**  
Fields Commercial

Tel 01844 261121

holi@fields-property.co.uk

[www.chandlergarvey.com](http://www.chandlergarvey.com)

**Amersham**  
01494 723999

**Aylesbury**  
01296 398383

**High Wycombe**  
01494 446612

**Marlow**  
01628 902488

**Slough**  
01753 725700

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