



Unit F, Three Michaels Yard

Carterton, OX18 3EZ

Modern High Quality Business Unit In An Established Trading Location

2,507 sq ft
(232.91 sq m)

- Modern specifications
- Three phase power
- Accessible WC
- 5 allocated car parking spaces
- Secure shared yard
- Air conditioning

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Summary

Available Size	2,507 sq ft
Rent	£23,000 per annum
Business Rates	Rateable Value: £14,000
Service Charge	An estate service charge is payable, please enquire
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Location

Situated south of the A40, on the B4020 Burford to Faringdon Road, approximately 15 miles west of Oxford, and serving Brize Norton Air Base, Carterton is home to a rapidly expanding population and an established commercial sector.

Within Carterton itself, the subject site is situated within Carterton South Industrial Estate accessed from Black Bourton Road.

Description

Three Michaels Yard comprises a total of ten modern industrial units of steel portal frame construction arranged in two terraces flanking a central access road.

Unit F is available and is arranged internally to provide warehouse, offices and kitchen at ground floor with an accessible WC. There are further offices at first floor level and mezzanine floor. The offices and kitchen have been fitted to a high specification with LED lighting and air-conditioning.

Access to each unit is via an electric roller shutter and separate personnel door

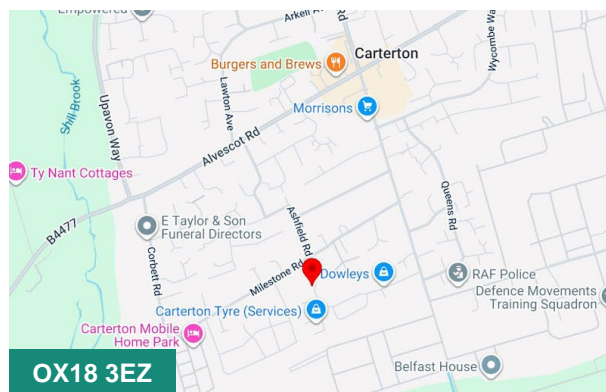
Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	sq ft	sq m
Ground	1,528	141.96
1st	179	16.63
Mezzanine	800	74.32
Total	2,507	232.91

Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.



Viewing & Further Information



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