

# WILSONS COMMERCIAL

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Our Ref:

Your Ref:

## **INDUSTRIAL/WAREHOUSE UNIT TO LET**

**Approximately 4,600 sq ft (427.34 m<sup>2</sup>)**

**TO LET**

**UNIT 1 WESSEX INDUSTRIAL ESTATE  
AVENUE 3, STATION LANE  
WITNEY, OXON, OX28 4BT**



**RENT £25,000 per annum exclusive**



**MARK G. BAKER M.R.I.C.S.  
Chartered Surveyor**

**LOCATION** The property is situated on the original Station Lane Industrial Estate, which is on the southern side of the town. Witney is a thriving market town, situated some 12 miles west of Oxford on the main A40 trunk road, and having a population of approximately 23,500.

**DESCRIPTION** A detached industrial unit constructed of a steel portal frame, having blockwork/facing brickwork cladding at lower level and profiled steel cladding above. The roof is pitched and of corrugated cement fibre, lined internally and incorporating perspex roof lights. The unit was built in 1980. It has gross dimensions of approx 39'3" (12.00m) by 98'3" (29.95m) extending to approximately 3,860 sq ft (358.59m<sup>2</sup>) gross internal floor area at ground floor. There is a mezzanine floor of a further 740 sq ft (68.74m<sup>2</sup>). The height to the eaves is approx 19'4" (5.91m). Access is by roller shutter door, plus a pedestrian door. Oil fired space heater to the warehouse. Off peak electric storage heaters to the offices. Parking to the front.

**SERVICES** Mains water, electricity and drainage are connected. We have not made any enquiries of the Statutory Authorities to ascertain that the supplies are adequate.

**TERMS** The property is available on a new lease for a term of 6 years, incorporating an upward only rent review at the 3<sup>rd</sup> year. The lease is to be on fully repairing and insuring terms on the part of the tenant. There is also provision for a Service Charge for the repair and maintenance of the common parts of the estate. The lease is to be excluded from the Security of Tenure Provisions of Part II of the Landlord & Tenant Act 1954.

**RENT** £25,000 per annum exclusive, payable quarterly in advance.

**BUSINESS RATES** We are informed by the website of Valuation Office Agency that the unit is assessed in the 2010 Valuation List as follows:

Warehouse and Premises Rateable Value £21,250. The rates multiplier for the year 2011/12 is £0.432.

**LEGAL COSTS** Each party to bear their own costs

**VAT** The rent quoted does not include any VAT, which may be chargeable.

**VIEWING** By appointment through Wilsons Commercial.

### **PROPERTY MISDESCRIPTIONS ACT 1991**

1. Every care has been taken in preparing these particulars, so as to give a fair overall view of the property, but they do not constitute any part of either an offer or contract. No responsibility is taken for any error, omission or misstatement, whether in these particulars, during negotiations or otherwise. Purchasers must satisfy themselves as to the correctness of all statements.
2. Any measurements or areas referred to are given as a guide only and are not precise. No liability can be accepted for any errors arising therefrom.
3. We have not tested any services or equipment and these particulars shall not be deemed to be a statement that they are in good working order or that the property is in good structural condition.
4. The information in these particulars is given without responsibility on the part of Wilsons Commercial or their clients. No warranty is intended or implied and neither Wilsons Commercial, nor their employees, has any authority to make or give any representations or warranty whatsoever in relation to this property.