

WILSONS COMMERCIAL

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Chartered Surveyors
Industrial & Commercial Agents
Valuers & Auctioneers

INDUSTRIAL/WAREHOUSE UNIT TO LET

Approximately 1,906 sq ft (177.21m²) Plus Mezzanine of 498 sq ft (46.26m²)

TO LET

**UNITS 6 & 7
RANGE COURT
RANGE ROAD
WITNEY, OXON
OX29 0YB**



RENT £14,500 per annum exclusive



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

IMPORTANT: Every care has been taken in preparing these brief particulars, but they do not constitute any part of either an offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. The details should be verified on a visit to the property and these particulars do not replace the need for a full survey and other appropriate enquiries. Neither Wilsons Commercial nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

LOCATION The property is situated on the north side of Range Road, which is on the western extremity 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. Range Court is a development of 8 light industrial units.

DESCRIPTION A end-terraced industrial unit constructed of a steel portal frame, with the roof being of plastic coated profiled steel cladding. The lower walls are brickwork/blockwork. Gross dimensions of 39'2" (11.95m) by 48'7" (14.83m) thereby extending to approximately 1,906 sq ft (177.21m²) gross internal floor area at ground floor. There is a mezzanine floor of a further 498 sq ft (46.26m²). The height to the ridge is approximately 20'8" (6.32m). The unit incorporates a small kitchenette together with a toilet compartment with WC and wash hand basin. At the rear is a significant two-storey office area. Access is by 2 roller shutter doors, plus a pedestrian door.

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

TERMS The property is available on a lease for a term of 6 years, incorporating an upward only rent reviews at 3-yearly intervals. 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 £14,500 per annum exclusive, payable quarterly in advance.

BUSINESS RATES We have been 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 £11,250. The rates multiplier for the year 2011/12 is £0.432.

LEGAL COSTS The in-going tenant is to make a contribution of £500 plus VAT towards the landlord's legal costs in respect of the preparation of the lease.

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.