

WILSONS COMMERCIAL

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Chartered Surveyors
Industrial & Commercial Agents
Valuers & Auctioneers

INDUSTRIAL/WAREHOUSE UNIT

FOR SALE OR TO LET

Approximately 4,842 sq ft (449.82m²)
Plus Mezzanine Storage of approximately 800 sq ft (74.32m²)

**UNIT 8 RANGE COURT
RANGE ROAD
WITNEY, OXON
OX29 0YB**



RENT £33,000 per annum exclusive or SALE PRICE £430,000

LOCATION

The property is situated on the north side of Range Road, which is on the western extremity of Witney is a thriving market town, situated some 12 miles west of Oxford on the main A40 trunk road. It has a population of approximately 23,500. Range Court is a development of 8 light industrial units built in 1987.



**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.

DESCRIPTION A detached industrial unit constructed of a steel portal frame with a roof of plastic coated profiled steel cladding. The lower walls are brickwork/blockwork. The property was recently refurbished, including a replacement roof, new heating equipment, cleaning and painting of the exterior cladding and redecoration. The gross dimensions are approx 49'0" (15.00m) by 98'3" (30.00m), thereby having a gross internal floor area of approx 4,842 sq ft (449.82m²). A mezzanine floor of a further 800 sq ft (74.32m²). The height to the eaves is approx 16'9" (5.11m). The height to the ridge is approx 20'8" (6.30m). Offices and toilet accommodation to the north east corner with toilets for both the office staff and separately for the workshop staff. There is a roller shutter door to the north side. Externally there is a concrete yard which is shared with Unit 4 and with 8 vehicle parking spaces.

SERVICES Mains water, gas, electricity and drainage are connected. Heating to the offices by hot water radiators. Heating to the workshop area by gas space heaters. We have not made any specific enquiries of the Statutory Authorities to ascertain that the supplies are adequate.

TERMS The property is available to let for a term of 9 years, with upward only rent reviews at 3-yearly intervals. The lease to be on fully repairing and insuring terms on the part of the tenant plus a Service Charge for the repair and maintenance of the common parts of the Range Court development. The lease will be excluded from the Security of Tenure Provisions of Part II of the Landlord & Tenant Act 1954.

RENT £33,000 per annum exclusive, payable quarterly in advance. **OR**

SALE PRICE £430,000 for sale freehold with full vacant possession.

BUSINESS RATES We are informed by the website of the Valuation Office Agency that the entry in the 2010 Rating List as Workshop and Premises Rateable Value £22,250. 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 a Lease. In the event of a freehold sale, each party is to bear their own legal costs.

VAT The figures quoted do not include any VAT which may be chargeable.

COMMERCIAL EPC A copy of the EPC is available on request.

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.
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