INDUSTRIAL/WAREHOUSE UNIT TO LET - £8,250 PER ANNUM EXCLUSIVE

UNIT 2 WEST END INDUSTRIAL ESTATE
WEST END, WITNEY, OXON OX28 1UB

NET LETTABLE FLOOR AREA APPROX. 1,416 SQ. FT. (131.64M²)

LOCATION  The premises is situated at the northern end of the market town of Witney, on the West end Industrial Estate. Witney is a thriving market town, situated some 12 miles west of Oxford on the main A40 trunk road, having a population of approx. 23,500. The catchment area that looks towards Witney as a centre is in the order of 100,000. The West End Industrial Estate comprises a mixture of modern and older converted industrial units.

DIRECTIONS  From the town centre, proceed north into Bridge Street and at the mini roundabout at the northern end of Bridge, take the first turning left into West End. Continue for approximately 100 yards and take the left turning immediately after the Elm Tree public house. Follow the drive to the bottom and the unit can be found on the right hand side.

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 its employees have any authority to make or give any representations or warranties whatsoever in relation to this property.
DESCRIPTION  The property comprises mid-terraced industrial unit constructed of concrete blockwork and being under a pitched roof corrugated cement fibre on a light steel frame.

The unit has an internal width of approximately 29'5" (8.94m) and a gross internal depth of approximately 48’1” (14.66m), thereby extending to approximately 1,416 sq ft (131.65m²) gross internal floor area. There is a single toilet compartment with WC and wash hand basin, plus a partitioned office area approximately 8’2” (2.51m) by 23’10” (7.27m).

Access is via a roller shutter door approximately 11’9” (2.59m) wide by 9’11” (3.04m) high. There are an additional two pedestrian doors to the front and a fire escape door to the rear. The height to the eaves is approximately 13’3” (4.05m) whilst the height to the ridge is approximately 18’4” (5.61m). To the front of the unit is a concrete yard with parking spaces together with a communal turning area.

A previous tenant has installed a gas-fired roof-mounted heater. This has not been tested and none of the electrical circuitry has been tested.

SERVICES  We understand that mains water, gas, electricity (3-phase supply) and drainage are connected. We have not made any specific enquiries of the statutory authorities to ascertaining that the supplies are adequate.

LEASE  The property is available on a new lease for a minimum term of three years. It is available for terms in multiple of three years with upward only rent reviews at 3-yearly intervals and the Landlord will allow break clauses at 3-yearly intervals. The lease will on internal repairing and insuring terms. The Landlord will maintain the main walls and roof, and will insure the property with the Tenant reimbursing the premium.

RENT  £8,250 per annum exclusive, payable quarterly in advance by Bankers Standing Order.

OUTGOINGS  We are informed by West Oxfordshire District Council that the Rateable Value is £7,500 and the Uniform Business Rate for 2011/12 is £0.432. The property may be eligible for Small Business Relief. Enquiries should be made of the Treasurer’s Department of West Oxfordshire District Council on Witney (01993) 861070.

LEGAL COSTS  The in-going tenant is expected to be responsible for all legal costs in respect of the preparation of the new lease.

VAT  All figures quoted are exclusive of any VAT that may become chargeable.

EPC  A copy of the Commercial Energy Performance Certificate 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.

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.