

Subject to VP



**TO LET** Warehouse/Industrial Units  
5,918 - 11,870 sq.ft (550 - 1,103 sq.m)

**Units A4 and A5, Watlington Industrial Estate, Watlington, OX49 5NA**

- Rarely available industrial units on a popular estate
- Recent new roof
- 3 phase
- 3 miles from M40 Jct6
- Allocated car parking
- Max eaves height of 6.5m

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Units A4 and A5, Watlington Industrial Estate, Watlington, OX49 5NA



\*Photographs taken preoccupation



# Units A4 and A5, Watlington Industrial Estate, Watlington, OX49 5NA

## Areas (Approx. Gross Internal)

|              |                     |                     |
|--------------|---------------------|---------------------|
| Unit A4      | 5,918 sq.ft         | (550 sq.m)          |
| Unit A5      | 5,952 sq.ft         | (553 sq.m)          |
| <b>TOTAL</b> | <b>11,870 sq.ft</b> | <b>(1,103 sq.m)</b> |

## Description

The traditional units feature part-brick and part-clad elevations and have the benefit of a fully insulated roof, warehouse flooring, and the offices feature new suspended ceilings, refitted Kitchen, Toilets and new floor coverings.

Roller shutter doors are installed with personal doors to the office areas which are contained within double glazed UPVC front-panelling. 3-phase is installed. Car parking is to the front of the building and there is a further overflow area.

The units are available as a whole, letting each unit individually may be considered.

## Rent

Unit A4: £71,016 per annum

Unit A5: £71,424 per annum

## Business Rates

The property lies within the rating area of South Oxfordshire, according to which the rateable value is as follows:

Rateable value - £67,500 for the combined units

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

## Service Charge and Insurance

A service charge will be levied for the maintenance of common areas. The landlord will insure the premises and recharge the annual premium to the tenant

## Planning

The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.



## Energy Performance

C/63. Further information available upon request.

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

## Location - OX49 5NA

Two industrial units on a popular small estate on the edge of the town. Watlington is ideally located under 4 miles from junction 6 of the M40 motorway and the estate is on the western side of the town.

## Viewing

Strictly via prior appointment with the appointed agent



01844 261121

www.fieldscommercial.co.uk  
enquiries@fields-property.co.uk



David Charlton  
07471 215144  
DCharlton@lcpproperties.co.uk