

RECENTLY REFURBISHED

12 MINUTES  
TO THE M40 MOTORWAY

Combined  
2,700 KVA  
Available



TO LET

Industrial / Warehouse Unit

65,471 sq.ft (6,082 sq.m)

Unit B1 Irton House, Warpsgrove Lane, Chalgrove, Oxfordshire, OX44 7TH

• Level loading doors • 6.3m eaves height • Allocated car parking • Warehouse PIR lighting

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# DESCRIPTION

Unit B1 Irton House comprises 3 interconnecting warehouse / industrial units of steel portal frame construction with interconnecting side and front loading doors with scope for rear loading doors to be installed. Connecting office and welfare accommodation is available at ground and first floor levels.

Unit B1 Irton House has been recently refurbished.

## Warehouse

- 3 bays with double pitched roofs
- 6.3m eaves height rising to an apex of 10.7m
- Sprinkler system
- PIR lighting
- Interconnecting Speedor door
- 3 loading doors with scope for additional loading doors
- Front & rear yards
- Combined 2,700 KVA available

## Office Accommodation

Connecting office accommodation and welfare available at ground and first floor levels totalling 13,409 Sq.ft (1,246 Sq.m).

## External

Loading is provided by way of rear and side service yards. Ample staff and visitor car parking is available to the front and side of the property.

### Areas (Approx. Gross Internal)

Warehouse	52,062 sq.ft	(4,837 sq.m)
Ground Floor Office	7,367 sq.ft	(684 sq.m)
First Floor Office	6,042 sq.ft	(561.30 sq.m)
<b>Total</b>	<b>65,471 sq.ft</b>	<b>(6,082 sq.m)</b>

Scope to split the unit, providing warehouse of 19,915 Sq.ft, and warehouse / offices of 45,556 Sq.ft





## TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed. The quoting rent is £7.95 per sq.ft.

## BUSINESS RATES

Unit B forms part of larger hereditament with a rateable value of £510,000 (April 2023). The business rates for Unit B1 will need to be reassessed. All enquiries should be directed to South Oxfordshire Local Authority quoting reference 802684256300.

Link to assessment: <https://www.tax.service.gov.uk/business-rates-find/valuations/start/3570009000>

## ESTATE CHARGE

A service charge of £0.41 per sq ft will be levied for the maintenance of estate roads, landscaping and common areas.

## INSURANCE

The Landlord will insure the premises. The premiums will be recovered from the Tenant.

## ENERGY PERFORMANCE

Online the EPC is stated as D:83.

## PLANNING

The property is considered suitable for B2 General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.

Neighbouring units:

**PERGOLUX**

**MB Martin-Baker**

**EMG**

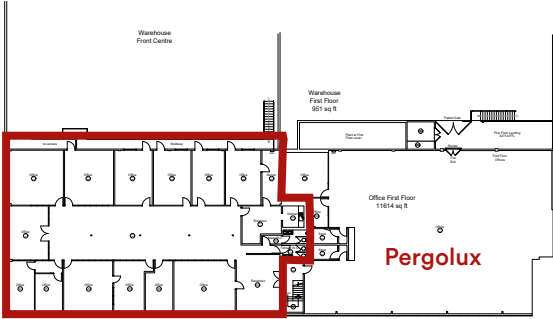


Photo of Unit A Irton House offices

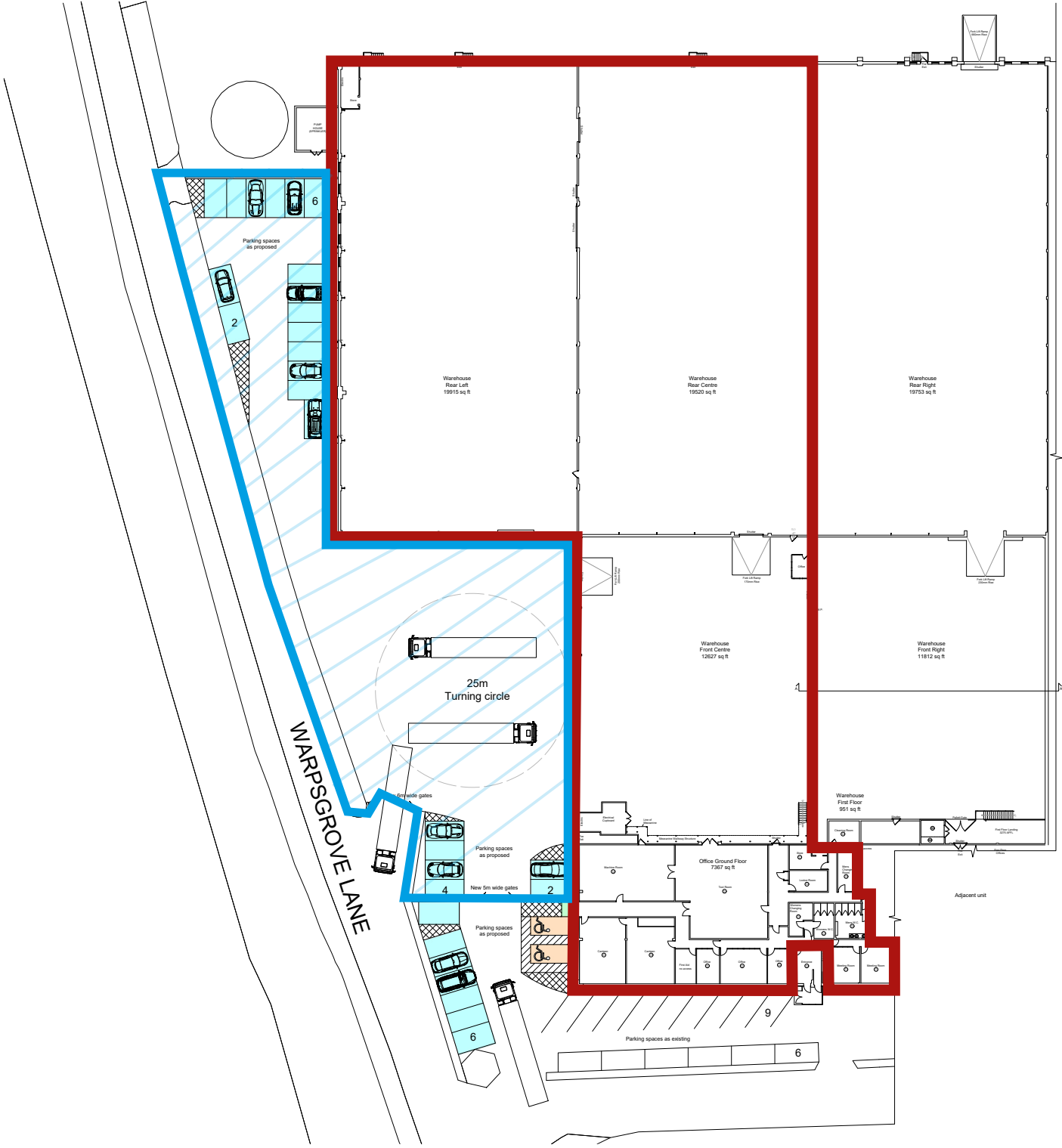


Ground Floor

First Floor Office



First Floor Plan





Unit B1 Irton House, Warpsgrove Lane, Chalgrove, Oxfordshire OX44 7TH



Location - OX44 7TH

Unit B1 Irton House is located on Warpsgrove Lane, approximately 1 mile north of the South Oxfordshire village of Chalgrove via Monument Road. The property is located 4 miles from Watlington and 3.5 miles from Stadhampton via the B480. Access to the M40 motorway is provided by either Junction 6 (7.2 miles) or Junction 7 (8 miles).

Lorry access is restricted to and from Junction 6 via Watlington; instead, they should use Junction 7 via Stadhampton. Unit B1 Irton House lies 13 miles southeast of Oxford and 48 miles west of Central London.

Thames Travel provides bus services running between Watlington and Oxford.

Travel (motorways)	Distance	Travel Time
M40 J6	7 miles	14 mins
M40 J7	8 miles	12 mins
M25 J16	31.8 miles	36 mins
M40 J1A	31.8 miles	36 mins

Travel (Towns/Cities)	Distance	Travel Time
Oxford	13 miles	27 mins
Heathrow Airport	35 miles	40 mins
Central London	48 miles	1 hr 23 mins
Birmingham	87 miles	1 hr 28 mins

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