



Key features:

- Three phase electricity
- Electric up and over loading door
- Concrete flooring
- Disabled WC
- Kitchenette

To Let

2,073 Sq ft (193 Sq m) Approximately

Modern Industrial Unit with Car Parking

LOCATION

Carterton is situated just south of the A40 on the B4020 Burford to Faringdon Road, some 15 miles west of Oxford, and serving Brize Norton Air Base. The town is home to a rapidly expanding population and an established commercial sector. Within Carterton itself, the subject site is situated within Industrial Estate South, Carterton accessed from Black Bourton Road.

DESCRIPTION

Three Michaels Yard comprises a total of ten modern industrial and warehouse units in two terraces flanking a central access road. Unit J is situated by the entrance to the estate. Internally the premises have been arranged so as to provide a main workshop, office, WC and first floor gallery. The accommodation benefits from:

- Three phase electricity
- Disabled WC
- Kitchenette
- Electric up and over loading door
- Concrete flooring
- 5 car spaces

ACCOMMODATION

The property benefits from the following approximate floor areas:-

	Sq Ft	Sq M
Ground Floor Workshop	1,808	168
First Floor Gallery	265	25
Total	2,073	193

TENURE

Leasehold

The property is available to let on a new full repairing and insuring sublease at a rent of **£15,750 per annum exclusive**.

BUSINESS RATES

Rateable Value (2017): £12,750

2019/20 Multiplier: 0.491

All rateable values should be verified by the incoming party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

A service charge will be payable in respect of the management, maintenance and repair of the common parts.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

VIEWINGS

Strictly by appointment with the joint letting agents:

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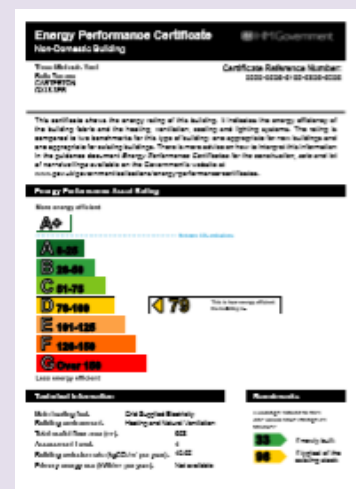
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ENERGY PERFORMANCE CERTIFICATE



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