

**2A Park End Works, Croughton, Nr Brackley, Northants, NN13 5LX**  
**Investment For Sale – 2,542 sq ft – Industrial Premises with External Concrete Yard**  
**Current Income of £18,000 pax - Offers invited in excess of £250,000**



Sq Ft	Sq M	Freehold offers invited in excess of	Current Rental Income PA	Tenant	Lease Term	Included within LTA 1954	2023 Rateable Value	EPC
2,542	236.20	£250,000	£18,000	DTC International Ltd (Company No. 05321116)	3 years expiring 30/11/25	Yes	TBC	E - 111

### Location

Croughton is a village set on the B4031, some 8 miles from Banbury, 5 miles from Brackley and 8 miles from Bicester. Junction 10 of the M40 London to Birmingham Motorway is just 4 miles south, also providing access to the A43.

The premises are situated within the established 'Park End Industrial Estate'.

### Description

The premises comprise a single-storey industrial / workshop unit, constructed around a steel portal frame, incorporating rendered elevations under a pitched roof, together with translucent roof lights. The premises also provides a reception/office area, with separate male and female WC's.

Notably, there is an external concrete yard area serving the premises, providing both car parking and external storage advantages.

### Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Industrial / Storage	213	2,292
	Reception / Office	23.20	250
<b>Total</b>		<b>236.20</b>	<b>2,542</b>

(Measured in accordance with the current R.I.C.S. Code of Measuring Practice)

### Freehold

The unit is available freehold, subject to the existing lease held by DTC International Ltd, with offers invited in excess of £250,000. This is subject to contract. A copy of the lease and the title plan are available upon request via White Commercial.

### Service Charge

We are advised no service charge is payable in connection with the wider estate.

### Services

We are advised that all mains services are connected, including three-phase power connection, however excluding gas. None of these services have been tested by the agents.

### Rates

The Rateable Value from 1<sup>st</sup> April 2023 is £7,900. This is not what you pay. It may be possible to claim small business rates relief, subject to eligibility. Further information is available from White Commercial or the local authority.

### Viewing and further information

Please contact Chris White & Harvey White

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### FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email [info@whitecommercial.co.uk](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. November 2023.