

# OXFORD

Oxpens Road, OX1 1RX



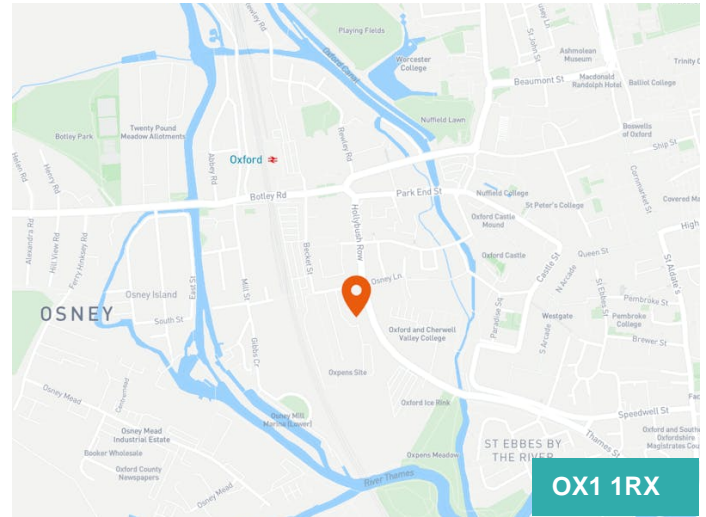
## INDUSTRIAL / WAREHOUSE TO LET

**7,148 SQ FT**

- Prominent Location
- 18 Parking Spaces
- City Centre
- 3 Phase Power
- Flexible Terms Available

**An opportunity to occupy an Industrial unit in a prominent location in Oxford City Centre.**

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## Summary

<b>Available Size</b>	7,148 sq ft
<b>Rent</b>	£30,000 per annum
<b>Rates Payable</b>	£35,490 per annum
<b>Rateable Value</b>	£65,000
<b>EPC Rating</b>	Upon enquiry

## Description

The Unit is of a steel portal frame construction with brick elevations clad in profile sheet steel. Comprising predominantly of light industrial/ storage accommodation, it also features a generous front-of-house office area. Specification includes 6 roller shutter doors, a staff canteen area, WC, strip lighting throughout, and a 3-phase power supply.

There are 18 car parking spaces to the front and side of the unit.

## Location

The property is situated in a prominent position on Oxpen's Road, a main route to the western periphery of Oxford City Centre, essential for access to the Westgate Centre and within easy reach of the railway station.

The Westgate Shopping Centre is only a short walk away with its associated car parking and leisure facilities.

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	7,148	664.07
<b>Total</b>	<b>7,148</b>	<b>664.07</b>

## Viewings

Strictly by appointment with the sole agents.

## Terms

The property is available on flexible terms with a rolling six-monthly option to break.

## VAT

All figures are exclusive of VAT where chargeable.

## Legal

Each party is to bear their own costs incurred in this transaction.

## Uses

The property is suitable for a variety of short-term uses and will be let in its existing condition.



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