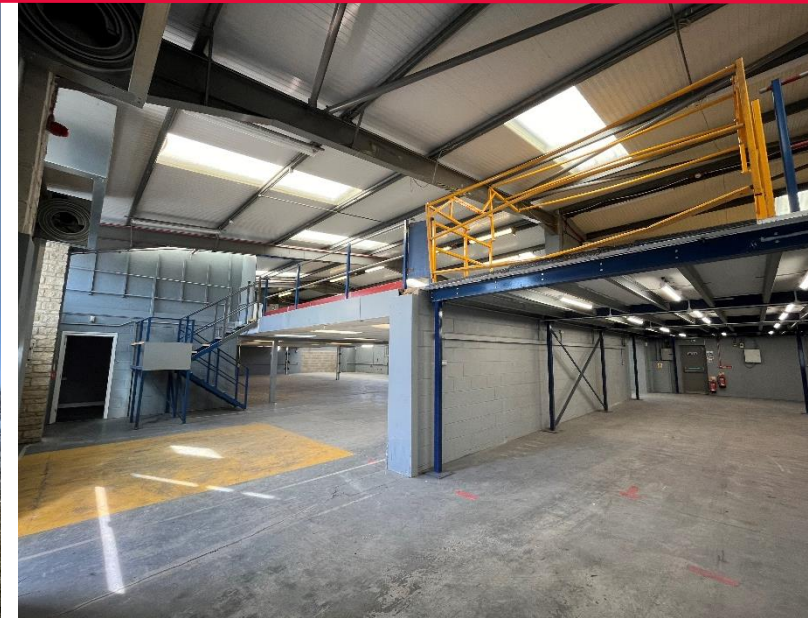


# Units 9 & 10 Wychwood Business Centre, Shipton under Wychwood, OX7 6XU To Let – 2,505 – 12,526 sq ft - Light Industrial / Storage Units



Unit	Sq Ft	Sq M	Rent Per Annum	Building Insurance PA	Service Charge PA	2023 Rateable Value	EPC
9	4,767	442.86	£47,500	£1,112	£309	To be reassessed	C - 63
10	2,505	232.72	£27,500	£584	£163		

### Location

The properties are situated on the northern edge of the village of Shipton under Wychwood, an attractive, mainly residential village in the Cotswolds. The village benefits from a railway station, which also passes through other nearby villages. Local attractions include Daylesford Organic Farm Shop, Soho Farmhouse and Groves Yard. Chipping Norton is 7 miles to the north and Burford 5 miles to the south.

The properties form part of an established commercial estate of light industrial and office accommodation, in what is otherwise a rural location with very little competing commercial development in the immediate area. The village also benefits from garage, three gastro-pubs, a library and a primary school.

### Description

The buildings are of steel portal frame construction with blockwork and stone faced elevations. To the front of each unit is an area of hardstanding for loading and car parking. The units are currently linked by the partial removal of the dividing blockwork walls. Reinstatement of the dividing wall can be arranged subject to terms.

**Unit 9** is a light industrial workshop/storage unit with ancillary offices and WCs. There is an existing mezzanine which has been used as workshop/storage and offices. **Unit 10** is similarly a mixture of offices and industrial, but with a higher office content. The ground floor office was refitted during 2020 to a high standard, providing meeting/board room offering conferencing facilities and a quality kitchen.

### Terms & VAT

The premises are available on new fully repairing and insuring leases on rents as per the table above. Alternatively, both units can be taken in combination at a rent of £75,000 per annum. We are advised that VAT will be payable in addition.

### Accommodation

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

Unit	Floor	Sq M	Sq Ft
9	Ground	442.86	4,767
	Mezzanine	291.25	3,135
10	Ground	232.72	2,505
	Mezzanine	196.86	2,119
<b>Total</b>		<b>1,163.69</b>	<b>12,526</b>

### Services

We understand that the property is connected to mains water, electricity, gas and drainage. The services have not been tested by the agents.

### Business Rates

The Rateable Values for the units will need to be reassessed. Further information is available from the joint agents and via the local authority.

### Service Charge

A service charge is payable in respect of the maintenance of the communal areas of the estate. Full details are available from White Commercial.

### Viewing and further information

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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. May 2024



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