

UNIT 25 CURTIS INDUSTRIAL ESTATE

North Hinksey Lane, Oxford **OX2 0LX**

TO LET



4,592 SQ FT
(427 SQ M)

Well Located Industrial Units for Immediate Occupation

**Lambert
Smith
Hampton**

Unit 25 Curtis Industrial Estate, Oxford OX2 0LX

Description

Curtis Industrial Estate comprises 28 industrial units constructed in the 1960s/1970s and is formed of three terraces with a central car parking area. The units are a mix of steel portal frame and prefab concrete structures ranging from 966 sq ft+.

Unit 25 comprises of a large warehouse area with roller shutters and 6.32m eaves. This is combined with Ground and First Floor offices provided in shell condition.

ACCOMMODATION	Sq Ft	Sq M
First Floor	1,571	146
Ground Floor	3,021	281
TOTAL	4,592	427

Specification

- 1 Mile from Oxford City Centre and Train Station
- Adjacent to the A34
- Close to Local Amenities and Facilities
- Available on Flexible Terms
- Within the new Botley Regeneration Zone

Location

Curtis Lane Industrial Estate is located just off Botley Road on North Hinksey Lane within Oxford's Ring Road. The A34 runs parallel to the estate providing easy access to the M40 to the North and M4 to the South. Botley is evolving, with major new life science led developments being undertaken to create a central Oxford science hub, which will provide additional R&D space.

EPC

D (88)

Terms

The units are available on new full repairing and insuring leases, on terms to be agreed.

Rent

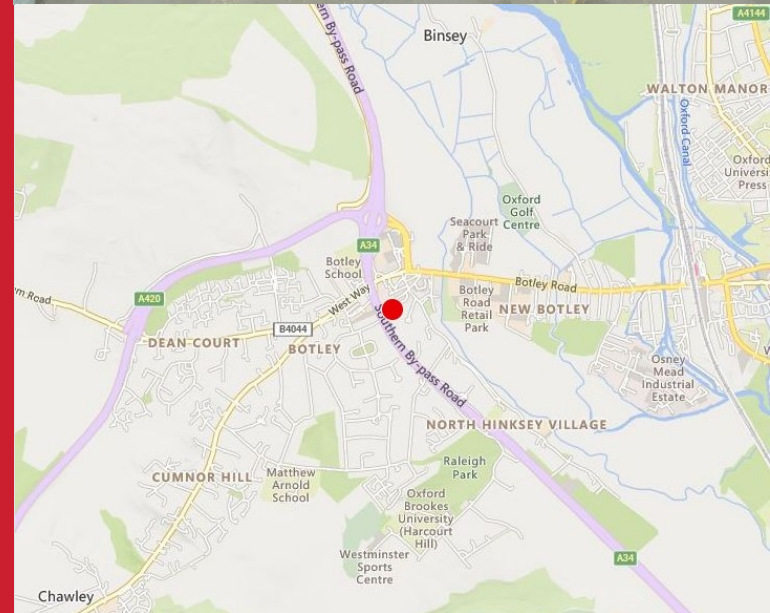
On Application

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings

By prior appointment only.

ED LIFELY
M 07938 737 436
E ELifely@lsh.co.uk

ARCHIE CHITTY
M 07544 801 888
E achitty@lsh.co.uk

**Lambert
Smith
Hampton**