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**FIELDS**

commercial property  
land and new homes

# To Let

**Units A4 And A5, Watlington Industrial Estate, Watlington, OX49 5NA**

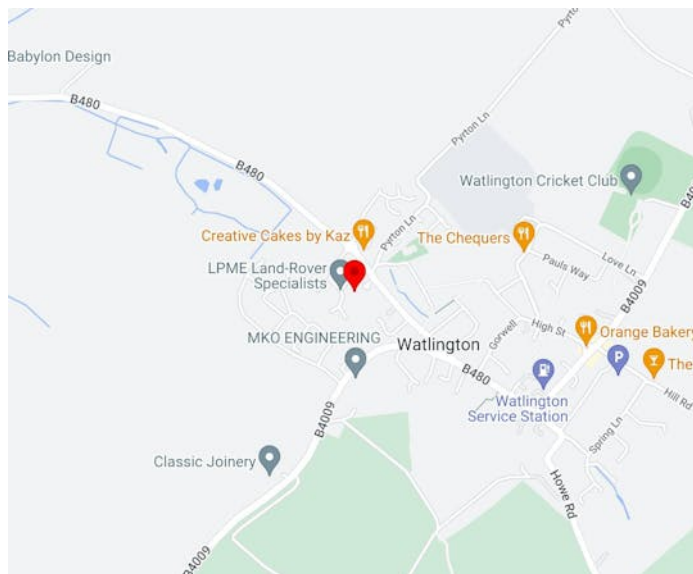


**Rarely Available 2 Adjoining Industrial Units Totalling 11,870 Sq Ft  
GIA Available Together Or Individually, Located On A Popular Estate  
Size: 5,925 - 11,890 Sq Ft  
Rent: Rent On Application**

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

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## Features:

- 2 refurbished units totalling 11,870 Sq ft GIA
- Approx. 5,925 Sq ft & 5,965 Sq f
- 3 phase power, good yard space
- Office content, kitchen & WC's
- Allocated parking & overflow parking

EPC - C (63)

## Location

Two industrial units on a popular small estate on the edge of the town. Watlington is ideally located under 4 miles from junction 6 of the M40 motorway and the estate is on the western side of the town.

## Description

Two attractive industrial units in Cuxham Road of 5,925 Sq ft (Unit 4) and 5,965 Sq ft. (Unit 5).

The traditional units feature part-brick and part-clad elevations and have the benefit of a fully insulated roof, Warehouse flooring, and the Offices feature new suspended ceilings, refitted Kitchen, Toilets and new floor coverings.

Roller shutter doors are installed with personal doors to the office areas which are contained within double glazed UPVC front-panelling. 3-phase is installed. Car parking is to the front of the building and there is a further overflow area.

The units are available as a whole, letting each unit individually may be considered.

## Rates

The property lies within the rating area of South Oxfordshire, according to which the rateable value is as follows:

Rateable value - £67,500 for the combined Units

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

## Terms

New leases are available.

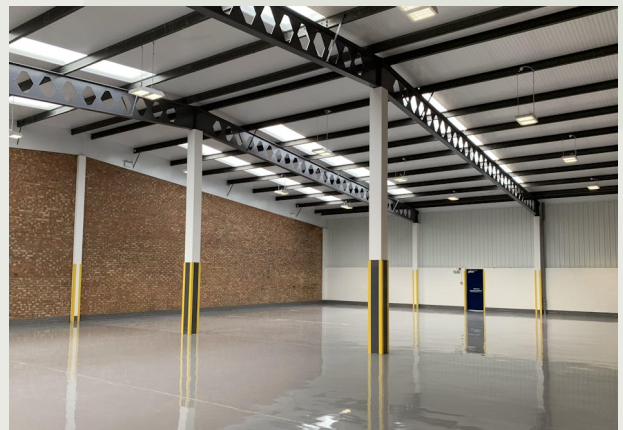
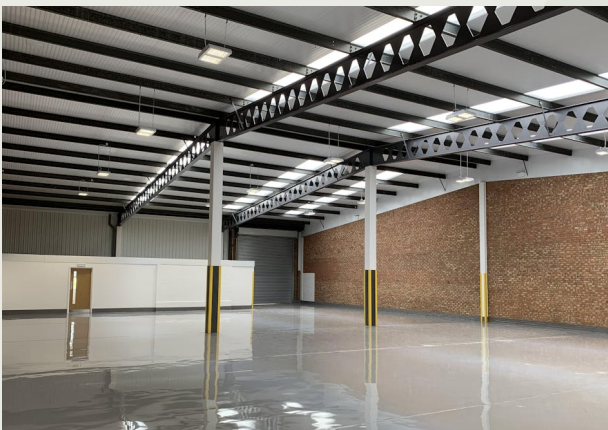
RENTAL: ROA

\*Photographs taken preoccupation.

## Viewing

Strictly by appointment with the agent.

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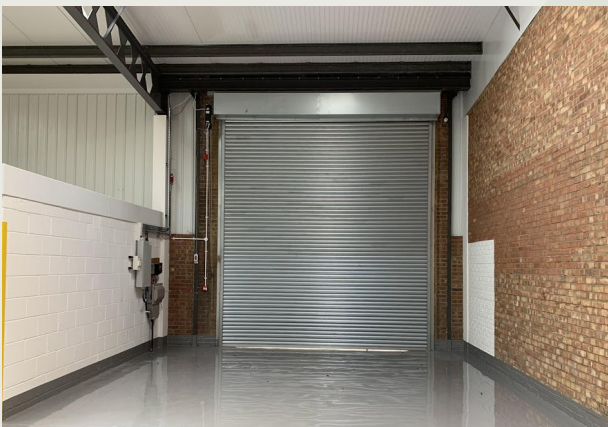
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