

UNIT 21

Enstone Business Park, Chipping Norton, OX7 4NP



Key Highlights

- 5,038 sq ft
- Warehouse to rear
- Mezzanine and storage above office
- Large office / trade counter to front
- Approx 1 acre of yard for parking and ancillary storage
- Self contained site with secure gates and fencing

Description

Totalling 5,038 sq ft, the unit is steel portal framed unit with brick and block elevations and metal sheet cladding. It features roller shutter closing doors and a 3 phase power supply. The property also features suspended ceilings with 3.7m eaves height and 6.3m ridge height. The office space benefits from UPV double-glazed windows and suspended ceilings.

The warehouse comprises 1,857 sq ft and the office trade area comprises 3,181 sq ft.

The yard area, which can be used for parking or ancillary storage space, is fenced and surfaced with areas of tarmac, concrete and some areas of hardcore. The property is suitable for B1, B2 and B8 uses.

Location

Enstone Business Park is situated on the edge of the Cotwolds, 6 miles to the east of Chipping Norton, 13 miles south of Banbury and 13 miles West of Bicester. The business park is located just off the A44, providing motorway access to the M40 South and the M5 North. Occupiers enjoy a rural setting and include ABN Agri, Oxford Plastics, Morcross Transport, Donaldsons Timber and a range of other light industrial tenants.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Unit - 21 - Warehouse	5,038	468.05
Total	5,038	468.05

Viewings

By prior appointment with the sole letting agents.

Terms

The unit is available on an effective full repairing and insuring lease for a term of years to be agreed. Flexible leases are available.

VAT

We have been informed that VAT will be payable.

Service Charge

Please contact us for details of the service charge payable.

EPC

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Contact

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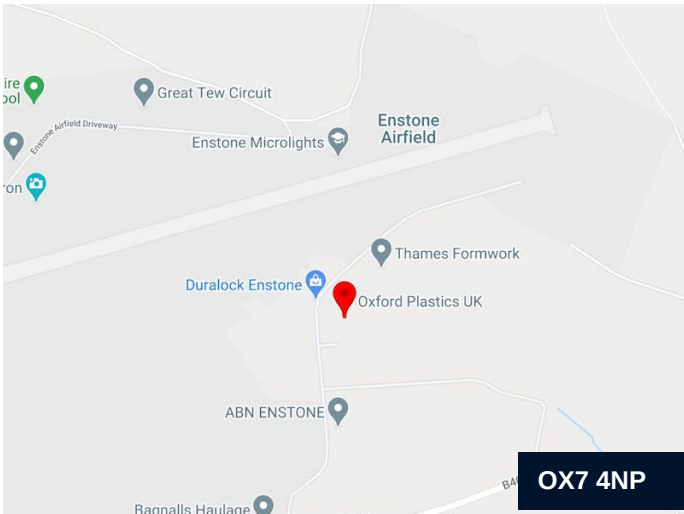
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