

## NEW MID-TERRACED B1/B8 BUSINESS UNIT

2,055 SQ FT APPROX  
LET

UNITS 1 & 2 MORETON  
AVENUE HITHERCROFT  
WALLINGFORD OX10 9FY



Map

### PROPERTY FEATURES

- BREAAM "Good" specification
- Powered roller shutter door
- Minimum clear eaves 5.28m & apex 6.03m approx
- Internal dimensions approx 18.25m deep x 10.6m wide
- Three phase power & mains gas

### TERMS

RENT: £22,000 per annum exclusive

FURTHER DETAILS ON APPLICATION

#### Disclaimer

Parker Parr, their clients and any joint agents give notice that these particulars are set out as a general outline only, for the guidance of intended purchasers and lessees, and do not constitute, nor constitute part of, any offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the accuracy of each of them. No person in the employment of Parker Parr & Company Limited has any authority to make or give any representation or warranty whatsoever in relation to the property. Unless otherwise stated, all rents and prices quoted are exclusive of VAT which may be payable in addition.

### CONTACT

TIM PARR

tparr@parkerparr.com

**07714 690430**