



TO LET

**1,905 Sq ft (177 Sq m) to
3,810 Sq ft (354 Sq m)**

Two modern light industrial premises on a well established business park

KEY FEATURES:

- Can be let individually or as a whole
- Well fitted office suite
- Very accessible location
- Gigaclear fibre solution on site



DESCRIPTION

Units G2 and G3 comprise two adjoining industrial/warehouse units. The units are currently linked and can be separated, if required. The space is currently fitted to provide on unit of offices (G2) and a warehouse unit (G2). The space can be used in a variety of ways, consisting of light industrial, production, science and others.

- Air conditioning
- Fully fitted offices including meeting rooms
- Toilets
- Allocated car parking
- Fitted kitchen area

LOCATION

Kingston Business Park lies directly accessible from the A415 to the southern edge of Kingston Bagpuize. The A415 provides a direct road between Abingdon (6 miles) and Witney (8 miles). The A420 linking Oxford (9 miles) and Swindon (20 miles) also passes to the edge of Kingston Bagpuize and the site lies approximately ½ mile to the south on the A415.

LEASE TERMS

The property will be available by way of a new full repairing and insuring lease for a term of years to be agreed. The quoting rent for the individual units are **£19,000 per annum** plus VAT.

BUSINESS RATES

G2 Rateable Value (2017):	£11,250
G3 Rateable Value (2017):	£11,250
2020/21 Multiplier:	0.499

All rateable values should be verified by the ingoing party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

There is a service charge payable in relation to the estate.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for Unit G2 & G3 Kingston Business Park is jointly assessed at : C72



VIEWINGS

Strictly by appointment with the joint letting agents:



Tom Barton
tbarton@vslandp.com



Tim Parr
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Tim Hardy
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