



TO LET

**1,905 Sq ft (177 Sq m) plus
Mezzanine 950 Sq ft (88.2 Sq m)**

End Terrace Industrial/Production Unit with
Excellent Natural Light

K1 Kingston Business Park, OX13 5FE

KEY FEATURES:

- Power floated concrete floor slab
- Slide over loading doors
- 6m clear eaves height
- WC & Disabled WC facilities



DESCRIPTION

This modern industrial unit is part of a terrace of four units with allocated parking and loading areas together with high quality profile cladding and insulated steel roof. The unit is designed to permit a high degree of natural light.

- Steel frame construction
- 6m clear eaves height
- Gas, electricity and telecoms connection
- Power floated concrete floor slab
- Allocated car parking
- WC and disabled WC facilities
- E/B1/B8 Use – Industrial (No Leisure Use)

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 at a quoting rental of **£24,000 per annum** exclusive plus VAT.

BUSINESS RATES

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 raised in connection with common services within the building. Please contact the agents for more information.

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

E106



VIEWINGS

Strictly by appointment with the joint letting agents:



Tom Barton
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Tim Parr
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Tim Hardy
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