

## 2 Hill Farm, Church Lane, Steventon, OX13 6SW

Rural storage unit

1,115 sq ft (103.6 sq m) approx



- Storage / light workshop unit
- Eaves 4.9m / Apex 6.6m max
- Ancillary mezzanine office
- Welfare facilities
- Ideal for storage use with infrequent traffic movements

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## Description

The premises comprises a storage/light workshop unit within a farm complex.

The property has the following features:

- Eaves 4.9m approximately
- Apex 6.6m max approximately
- Ancillary office
- Mezzanine office
- Welfare facilities
- Single phase electricity on card meter
- Roller shutter loading door c.3.48m wide x 3.9m high
- Forecourt parking

## Location

The unit is located to the east of the A34 in a rural location on the edge of Steventon, approached over a railway crossing via Church Lane.

The unit is within 2 miles of the A34 at the Milton Interchange providing dual carriage way access to the M40 (north) and M4 (south).



## EPC

To be uploaded to [www.parkerparr.com](http://www.parkerparr.com) when available.

## Accommodation

The unit has the following approximate gross internal floor areas:

	sq ft	sq m
Warehouse	654	60.8
Office/ancillary	230	21.4
Mezzanine office	231	21.4
<b>Total</b>	<b>1,115</b>	<b>103.6</b>

## Terms

The units are available on a new effective full repairing and insuring lease for terms to be agreed and are subject to availability.

*Preference is given to businesses with low infrequent traffic movements, ideally limited to weekdays.*

## Rent

On application

## Business Rates

Business rates are payable by the tenant. Interested parties are advised to independently verify their potential liability for Business Rates direct with the rating authority.

## VAT

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

## Legal Costs

Each party to be responsible for their own legal fees incurred in this transaction.

## Viewings

Strictly by prior appointment with sole letting agents:

Parker Parr      T: 01235 862 826  
Tim Parr         E: [tparr@parkerparr.com](mailto:tparr@parkerparr.com)

Draft details updated Mar 2019