



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 <u>www.parkerparr.com</u> 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
Total	1,115	103.6

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

Draft details updated Mar 2019



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