

Industrial / Warehouse

Unit E2 Watlington Industrial Estate
Cuxham Road, Watlington, OX49 5LU

Industrial unit with parking

2,328 SQFT

TO LET

INDUSTRIAL WAREHOUSE
E CLASS



TO LET

Ideally situated for Junction 6 of the M40 Motorway

E2 Watlington Industrial Estate, Watlington

Location

This Industrial Warehouse Unit is situated in a popular industrial estate in a rural area, but near Junction 6 of the M40 motorway. The nearby small town of Watlington contains any necessary amenities, including Coop store, garage and chip shop among various independent retailers.

The Property

Unit E2 is the central one of three adjoining units, with open clear space inside. There is a concertina door for loading.

There is good natural light from the newly fitted skylights, and adequate fluorescent lighting throughout.

The concrete floor is painted.

At the entrance, to the right, is a small office with a window to frontage, and to the left a single toilet. There is a kitchenette in the main unit.

Maximum eaves height is 6.01m (minimum is 4.82m)

There is car parking to the front of the unit and within the main car park area.

Unit E2 Watlington Industrial Estate – 2,328 sqft

The property benefits from 3 phase power with 200 amps.

The roof lights have just been replaced.

The office area is 3.33m x 1.88m

EPC is D96

LEASE:

**Available on a new lease for
a term to be agreed.
Rent - £24,000 pae
Rateable Value - £12,000
(Business rates relief available)**



These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact, but must satisfy themselves as to the correctness of each of them. VAT is exclusive unless otherwise stated.



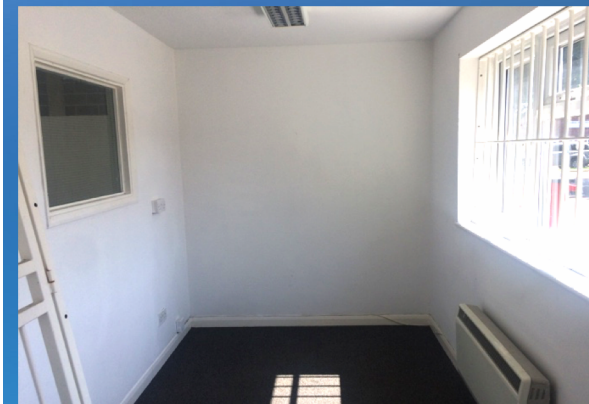
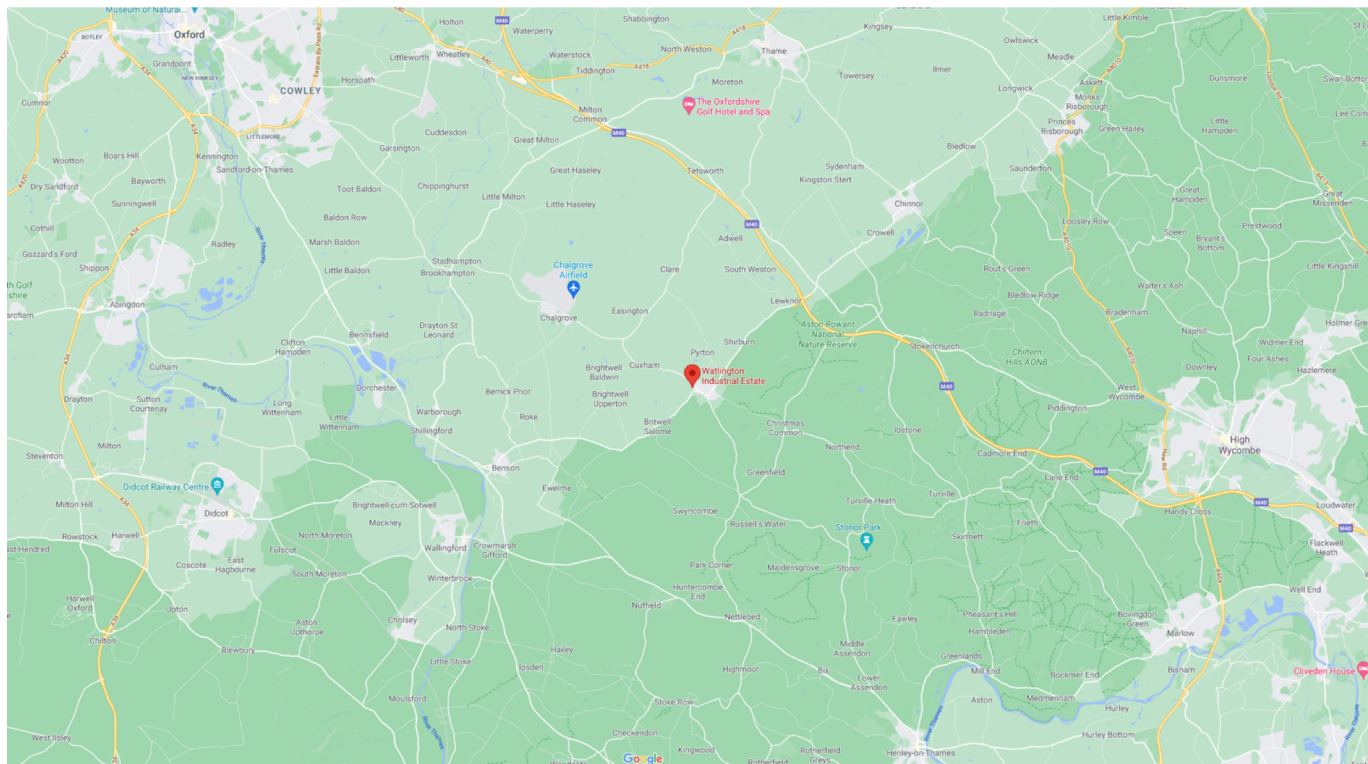
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E2 Watlington Industrial Estate, Watlington

Map



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