

TO LET

Carter Jonas



Indicative CGI

**SEDAC BUSINESS PARK
STANTON HARCOURT ROAD
EYNSHAM
OXFORDSHIRE
OX29 4JB**

**Brand new light industrial and distribution
business units coming Q1 2024**

Pre Lease Agreements Available Now

- 1,991 – 8,072 sq.ft (184.97 – 750 sq.m)
- 50% Mezzanine Coverage
- Roller Shutter Loading Bay
- 30kN/m² Floor Loading
- 7.2m Eaves

LOCATION

Eynsham is situated adjacent to the A40, 5 miles west of the City of Oxford. The property is located on the B4429 Stanton Harcourt Road to the south Eynsham, adjacent to Oakfield Industrial Estate and opposite Oasis Business Park.

Nearby Oxford benefits from a mainline train station which links with London, Birmingham and Bristol and has good access to the A34 which links to the M40 to the north and M4 motorway to the south.

DESCRIPTION

Available Q1 2024, SEDAC Business Park comprises 12 various sized, modern, efficient units comprising of metal insulated wall and roof panels with double glazing. Internally the units will include sealed concrete floor with 30KN/m² floor loading and a mezzanine loading of 5kN/m². The buildings will provide an eaves height of 7.2m with 3.8m clear height under the mezzanine.

The buildings are suitable for a range of uses ranging from general light industrial to storage and distribution.

ACCOMMODATION

Units are available individually or combined.

The units offer the following approximate gross internal floor areas;

Unit	Grd Flr / sq.ft	First Flr / sq.ft	TOTAL SIZE
A1	3,229	1,614	4,843
A2	2,691	1,345	4,036
A3	2,691	1,345	4,036
A4	2,691	1,345	4,036
A5	1,327	664	1,991
A6	1,327	664	1,991
B1	2,691	1,345	4,036
B2	2,691	1,345	4,036
B3	2,691	1,345	4,036
B4	2,691	1,345	4,036
B5	1,327	664	1,991
B6	2,691	1,345	Under Offer

TERMS

Rent on application.

A service charge will be levied relating to communal areas, details on application.

Units can be secured now on pre lease agreements.

VAT

All terms quoted are exclusive of VAT where chargeable.

LEGAL COSTS

An undertaking of landlord's legal costs is required on the basis an applicant withdraws from the legal process.

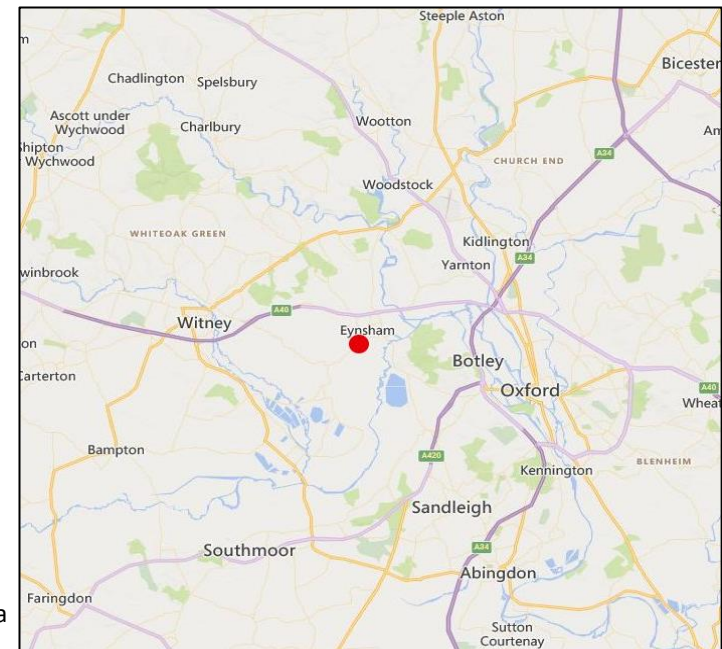
BUSINESS RATES

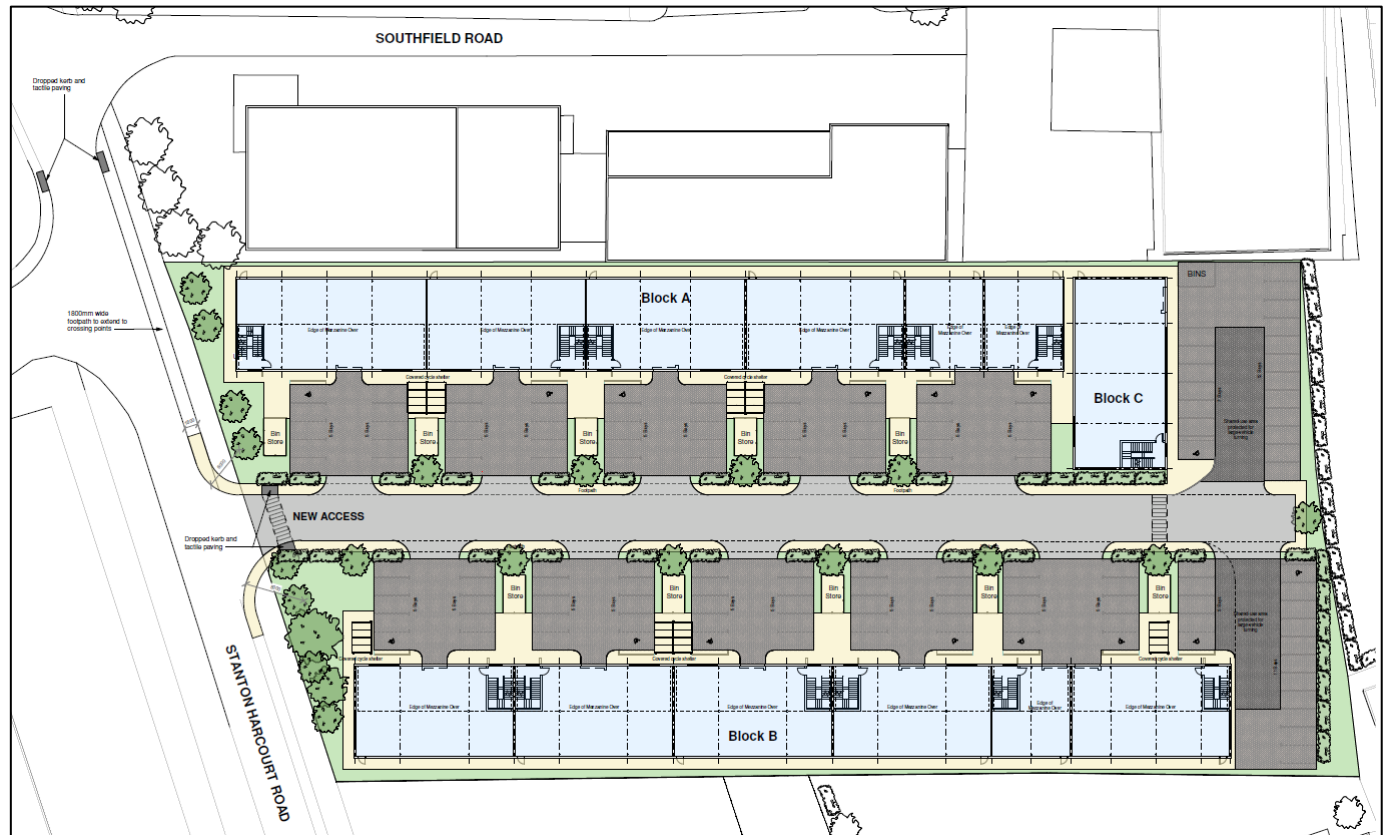
Rateable value: To be assessed

We recommend interested parties contact West Oxfordshire District Council to seek formal guidance.

EPC

To be assessed.





Indicative CGI's

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IMPORTANT INFORMATION

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