

FOR SALE



**UNIT 14
TOWER BUSINESS PARK
BERINSFIELD
OXFORDSHIRE
OX10 7LN**

**Self-contained business unit with
offices.**

100% Rates Relief (Subject to Eligibility)

- 4,076 sq.ft (378.73 sq.m)
- Roller Shutter Access
- 3 car parking spaces
- 3 Phase Power Supply
- 4.8m – 6.2m Eaves Height

LOCATION

Tower Business Park is located on the northern limit of Berinsfield, approximately 7 miles south of Oxford. Tower Business Park consists of 16 industrial units distributed between three terraces and occupied by a variety of businesses.

Abingdon is the nearest commercial focal point, with a strong commercial offering, and is adjacent to the A34, which provides easy access to the subject property. The Abingdon junction on the A34 is roughly 7.5 miles away, connecting to the M4 and M40.

The nearest train station is Culham, which is roughly 3.5 miles away and connects with Oxford to the north and Didcot to the south, which has additional connections to London, Birmingham, and Bristol.

DESCRIPTION

A mid terraced self-contained business unit with part offices and open plan production / storage space on the ground floor with further storage / prospective office space on the mezzanine floor. The ground floor benefits from a front facing roller shutter door, with a separate personnel door opening into the entrance hall and in turn the ground floor.

The accommodation offers:

- 3.5m wide roller shutter access
- 3 car parking spaces
- 100A 3 phase power
- Fitted mezzanine
- Partitioned Offices
- Sodium High Bay Lighting
- 4.8m rising to 6.2m Eaves

ACCOMMODATION

The unit has the following approximate gross internal area, measured in accordance with the RICS code of measuring practice 6th edition.

	Sq M	Sq Ft
Ground Floor	225.89	2,431
Mezzanine	152.84	1,645
Total	378.73	4,076

TENURE

Freehold

PRICE

Offers in the region of £525,000 exclusive.

BUSINESS RATES

The property has a rateable value of £12,000.

Interested parties should make their own enquiries direct with Oxford City Council to establish rates payable.

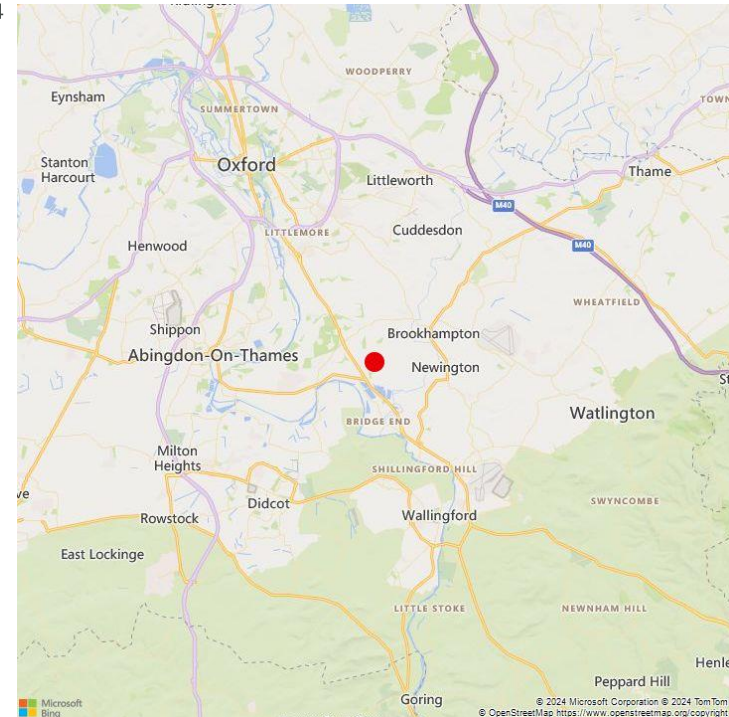
VAT

All terms quoted are exclusive of VAT where chargeable.

EPC

The property has an EPC rating of E – 124.

26.04.24





Viewing by appointment through Carter Jonas

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IMPORTANT INFORMATION

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