

 **12 MINUTES**
TO THE M40 MOTORWAY



TO LET Industrial / Warehouse Unit
37,148 sq.ft (3,451 sq.m)

Unit B2 Irton House, Warpsgrove Lane, Chalgrove, Oxfordshire OX44 7TH

- Rear roller shutter loading door
- 6.3m eaves height
- Allocated car parking (8 Spaces)
- Warehouse PIR Lighting

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2200

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DESCRIPTION

The available space at Irton House comprises two interconnecting warehouse / industrial units of steel portal frame construction, with a rear and interconnecting roller shutter door. Connecting office and welfare accommodation is available at first floor level.

Warehouse

- Two bays with double pitched roofs
- 6.3m eaves height rising to an apex of 10.7m
- Sprinkler system
- PIR Lighting
- Interconnecting Speedor door
- Rear roller shutter plus Speedor
- Mezzanine storage
- Rear access via secure shared yard

Office Accommodation

Connecting office accommodation and welfare available at first floor level totalling 5,038 sq.ft.

Parking

Unit B2 Irton house offers 8 dedicated parking spaces for staff and visitors.



Areas (Approx. Gross Internal)

Warehouse A	19,785 sq.ft	(1,838 sq.m)
Warehouse B	11,937 sq.ft	(1,109 sq.m)
Office Space	388 sq.ft	(36 sq.m)
Sub Total	32,110 sq.ft	(2,983 sq.m)
FF Office Space	5,038 sq.ft	(468 sq.m)
Total	37,148 sq.ft	(3,451 sq.m)

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed. The quoting rent is £7.95 per sq ft.

BUSINESS RATES

Unit B2 forms part of larger hereditament with a rateable value of £510,000 (April 2023). The business rates for Unit B2 will need to be reassessed.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/3570009000>

ESTATE CHARGE

A service charge of £0.19 per sq ft will be levied for the maintenance of estate roads, landscaping and common areas.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

C56. Further information available upon request.

PLANNING

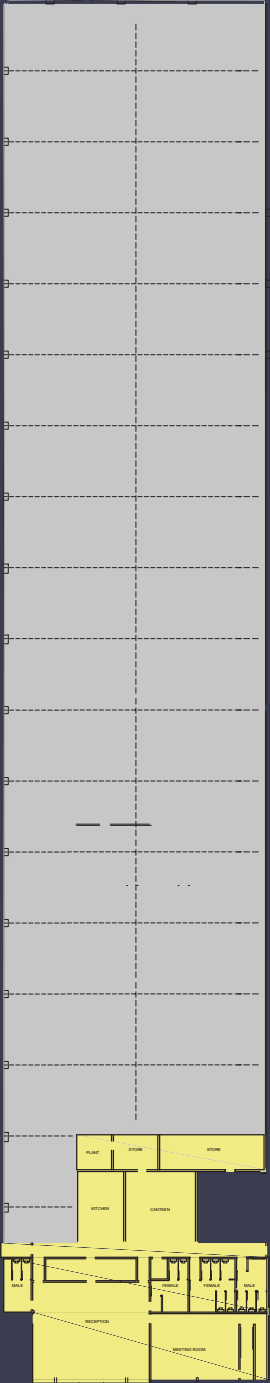
The property is considered suitable for B2 General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.



Level
loading
door



Unit B2 Irton House, Warpsgrove Lane, Chalgrove, Oxfordshire OX44 7TH



Location - OX44 7TH

Unit A Irton House is located on Warpsgrove Lane, approximately 1 mile north of the South Oxfordshire village of Chalgrove via Monument Road. The property is located 4 miles from Watlington and 3.5 miles from Stadhampton via the B480. Access to the M40 motorway is provided by either Junction 6 (7.2 miles) or Junction 7 (8 miles).

Lorry access is restricted to and from Junction 6 via Watlington; instead, they should use Junction 7 via Stadhampton. Unit A Irton House lies 13 miles southeast of Oxford and 48 miles west of Central London.

Thames Travel provides bus services running between Watlington and Oxford. Other occupiers nearby include Oxford Packaging, Beaches Logistics, Medline Scientific and Advanced Compressor Engineering Services.

Location (motorways)	Distance	Travel Time
M40 J6	7 miles	14 mins
M40 J7	8 miles	12 mins
M40 J8A	9.5 miles	18 mins
M25 J1A	63.3 miles	1 hr 11mins

Location (Towns/Cities)	Distance
Oxford	13 miles
High Wycombe	19 miles
Heathrow Airport	36 miles
Birmingham	87 miles

Viewing

Strictly via prior appointment with the appointed agent

FIELDS
COMMERCIAL

01844 261121

fieldscommercial.com

Nick Johnson
07857 823188
nick@fields-property.co.uk

Knight Frank

Baker Street

020 7629 8171

KnightFrank.co.uk

Gus Haslam
07885 596877
gus.haslam@knightfrank.com

Elliot Evans
07870 802628
elliot.evans@knightfrank.com

LCP.
part of **MI**Core

0117 990 2200



searchlcp.co.uk

Alex Williams
07741 951843
awilliams@lcpproperties.co.uk

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