



UNIT 3 AYRES YARD

Station Road Wallingford Oxfordshire OX10 0JZ

TYPE	WAREHOUSE
TENURE	LEASEHOLD
SIZE (GIA)	6,314 SQ FT (587 SQ M)

KEY POINTS

- > Ground floor warehouse / workshop
- > First floor offices
- > Full height manual loading door
- > Ample allocated parking and shared yard
- > Available immediately

Location

The property is located within a well-established mixed-use area just off Station Road in central Wallingford, Oxfordshire. Ayres Yard benefits from excellent access to the town centre and sits within close proximity to key local amenities, creative workspaces, and established commercial occupiers. Station Road provides convenient links to the wider regional network, connecting to the A4130 and onward to the A34 and M40, offering strong connectivity to Oxford, Reading, and the surrounding Thames Valley. Nearby occupiers include Ayres House Studios, J.S Auto Services and Wallingford Tyres and Exhausts.

Description

The property is a standalone building providing warehouse & undercroft storage on the ground floor and offices on the 1st floor.

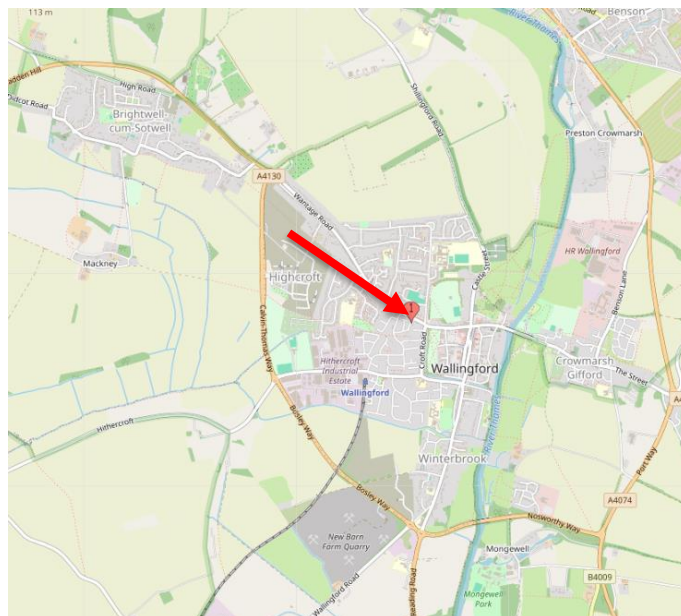
Specification

- Full height manual loading door H 4m x W 4m
- Ample parking and shared yard
- 4.2 metre minimum clear height of warehouse
- 5.6 metres apex eaves height
- Three phase power
- Heated offices
- LED lighting throughout
- Reception
- Kitchenette
- WCs

Accommodation

We understand the Gross Internal Area (GIA) is as follows:

Floor	sq m	sq ft
Warehouse	370.02	3,983
Undercroft Storage	102.56	1,104
First floor offices	113.99	1,227
Total	586.57	6,314



Energy Performance Asset Rating

EPC Rating: E:118

Rateable Value

£35,500

Terms

A new full repairing and insuring lease is available for a term to be agreed.

Legal Costs / VAT

Each party to bear their own legal costs. Rents are quoted exclusive of VAT which will be charged.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers where legislation requires us to do so.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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