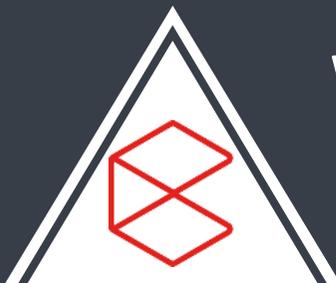




TO LET

Unit 1 & 1A, Appletree Industrial Estate, Appletree Rd, Chipping Warden, OX17 1LL



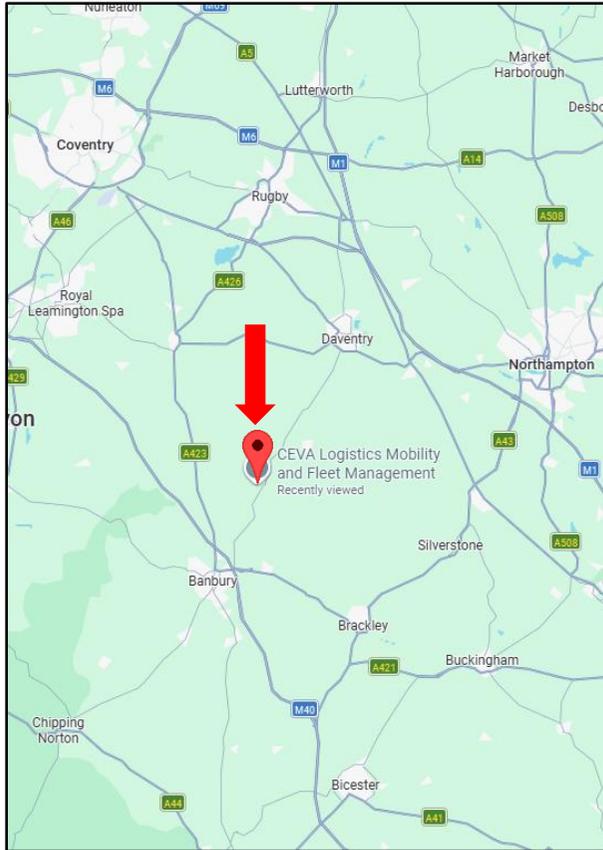
Warehouse Opportunity

65,000 sq ft / 6,039 sq m

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Google Maps

Location

Appletree Industrial Estate (formerly RAF Chipping Warden) is situated to the west of the village of Chipping Warden, on the A361 within 6 miles of Junction 11 of the M40 (Banbury) and 11 miles of Daventry, which in turn provides good access to the M1 and the UK's national motorway network.

Banbury is within a 15-minute drive, with Northampton (25 miles), Oxford (30 miles), and Milton Keynes (35 miles) all easily accessible within an hour. The secure site/estate is accessed via a 24-hour manned gatehouse and totals approximately 60 acres. It is home to a number of occupiers, including CEVA Logistics, XP Auto, Hella Manufacturing, On Time Automotive, and Synetic, reflecting its strong reputation as a hub for Automotive Uses, logistics, and storage and distribution.

Description

Unit 1/1a comprises a warehouse / industrial unit of steel frame construction with a clear height of 5.6m rising 9.95m at the apex. Access to the unit is via several full height electric roller / concertina shutter doors to both the front and rear elevation. The space benefits from WC facilities, 3 phase power, kitchenette, gas fired blow heaters and lighting.

Externally there is yard / parking and circulation space to both the front and rear of the property.

Terms

A new lease is available for a term by agreement at a rent of £325,000 per annum exclusive (£5 per sq ft) plus VAT. Subject to Contract.

Floor Areas (GIA)

| | Sq ft | Sq m |
|-----------------|--------|-------|
| Unit 1/ 1A | 65,000 | 6,039 |
| Covered loading | 6,300 | 585 |

Rates

Interested parties are to make their own enquiries via South Northamptonshire Council.

Service Charge

A Service charge is payable. Further details are available upon request from the agents.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through sole agents Grant Mills Wood: -



David Theobald
davidt@grantmillswood.com
 07974 231 352



Ben Batchelor
benb@grantmillswood.com
 07423 181 840

Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.

**Business rates - Interested parties are advised to make their own enquires via the South Northamptonshire Council. March 2026.

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