



TO LET

Unit 2 & 2b, Appletree Industrial Estate,
Appletree Rd, Chipping Warden,
OX17 1LL



Warehouse Opportunity

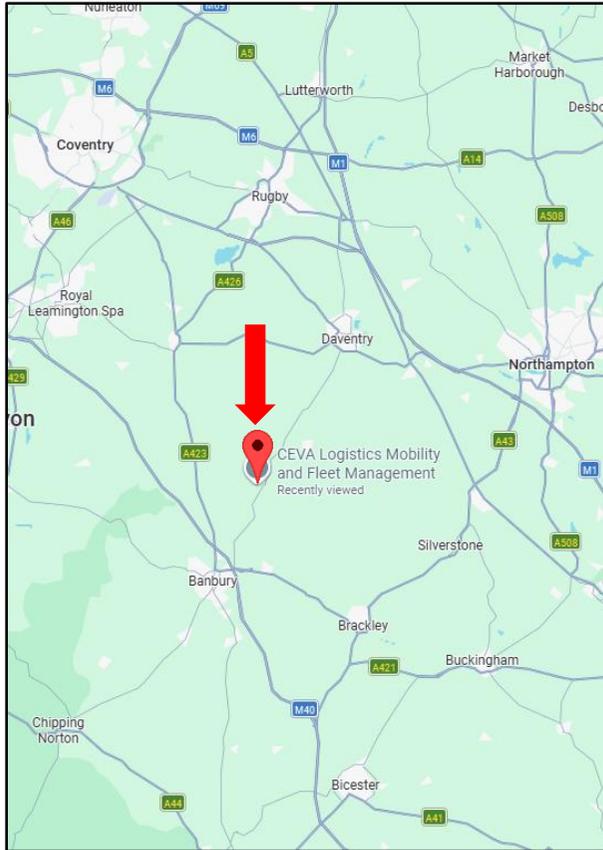
From 15,000 to 45,000 sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com

020 7629 8501

Unit 2 & 2b, Appletree Industrial Estate, Appletree Rd, Chipping Warden, OX17 1LL



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 2 / 2b comprises an interconnecting warehouse / industrial unit of steel portal frame construction with part brick and part clad elevations. The units can be easily subdivided to create two separate spaces. Access to unit 2 is via two full-height electric roller shutter doors, one to the front and rear elevation, or separate pedestrian access. Unit 2b has 2 electric roller shutter doors on the south-east elevation.

The space benefits from WC facilities, 3 phase power, a kitchenette, gas-fired blow heaters, and LED lighting.

Terms

A new lease is available for a term by agreement at a rent of £90,000 per annum - Unit 2b and £180,000 per annum - Unit 2 (£6 per sq ft) exclusive plus VAT. Subject to Contract.

Floor Areas (GIA)

	Sq ft	Sq m
Unit 2	30,000	2,787
Unit 2b	15,000	1,394
2b Covered External Parking	2,000	186

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

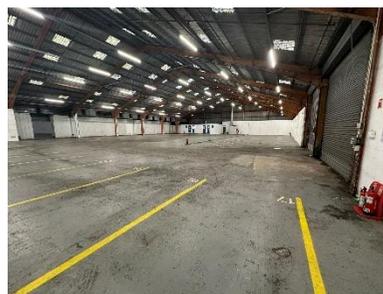
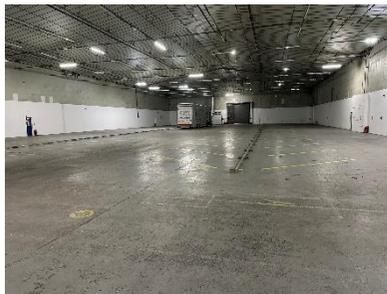
Each party is to bear their own legal costs.

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

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

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