

UNITS TO LET

6,231 - 12,925 ft² (579 - 1,201 m²)



TO BE
REFURBISHED



ESTABLISHED
TRADE COUNTER
LOCATION



FITTED
OFFICES

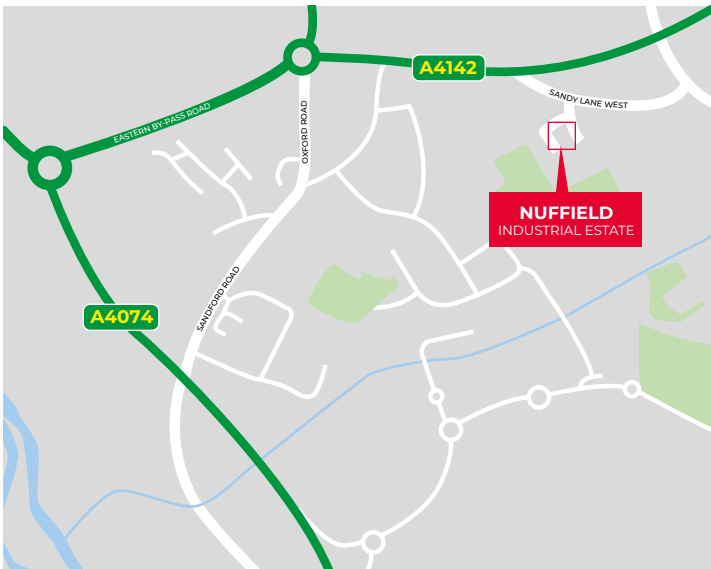
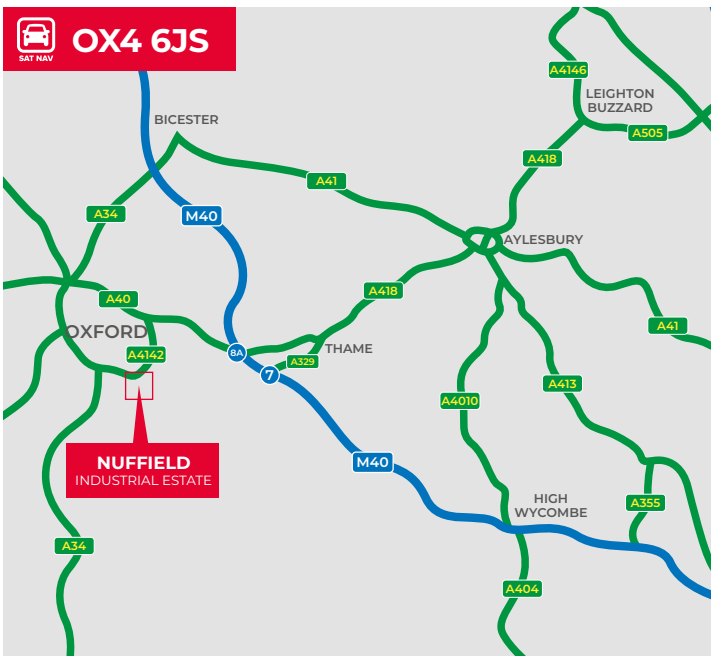


www.ipif.com/nuffield

INDUSTRIAL/WAREHOUSE UNITS TO LET

NUFFIELD INDUSTRIAL ESTATE
LEDGERS CL, OXFORD OX4 6JS

IPIF



LOCATION

Nuffield Industrial Estate is well located adjoining Oxford's Eastern Ring Road, being just off Sandy Lane West, affording easy access to the A34 (2.2 miles), M40 (9 miles) and Oxford City centre (3.7miles).

Nearby amenity facilities include Tesco and Sainsbury's superstores and as well as neighbouring Business and Industrial Parks.

Trade operators are located nearby either on the estate or at adjacent estate within half a mile. Such occupiers include PTS, TLC, Sally Hair and Beauty, Trans Global Sports, BSS, Travis Perkins and Speedy.

DESCRIPTION

Nuffield Industrial Estate comprises of 18 trade, warehouse and industrial units with loading areas to the front leading to the warehouse. The units incorporate an office area to the front, together with toilet facilities.

The buildings provide clear span accommodation together with a 4m high loading door and parking immediately adjacent to the building.

SPECIFICATION

- 3 phase power supply
- Mains gas & water
- Roller shutter door
- Fitted offices
- External parking

TENURE

New lease terms available.

BUSINESS RATES

Available upon request.



On behalf of the landlord



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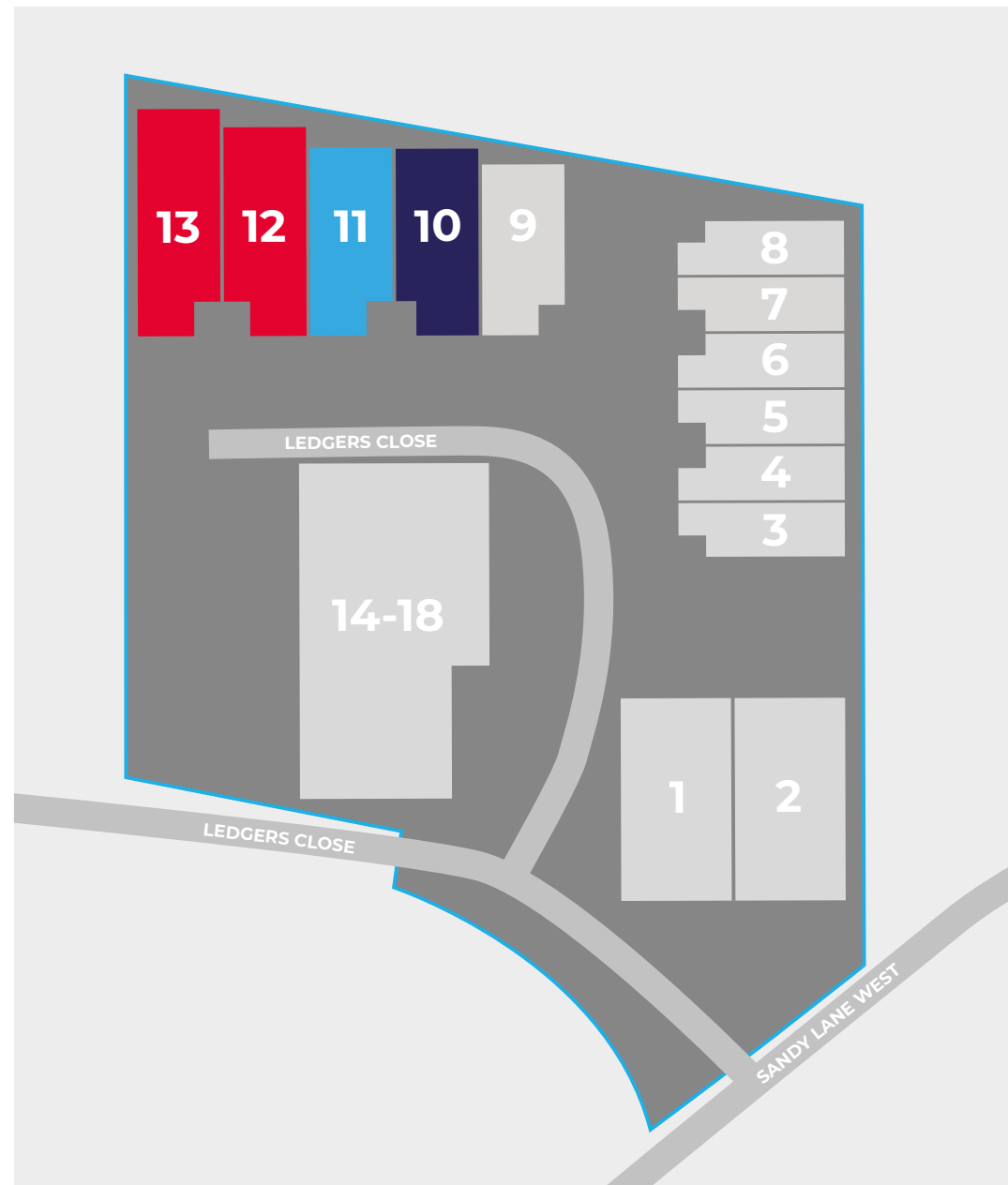
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ACCOMMODATION / AVAILABILITY SCHEDULE

Available accommodation comprises of the following gross internal areas.

UNIT	OCCUPIER	M ²	FT ²
1	THE BSS GROUP LTD	N/A	N/A
2	THE BSS GROUP LTD	N/A	N/A
3	SALLY SALON SERVICES LTD	N/A	N/A
4	ALLIANCE AUTOMOTIVE UK LV LTD	N/A	N/A
5	TRANS GLOBAL SPORTS LTD	N/A	N/A
6	KALSI PLATSICS (UK) LTD	N/A	N/A
7	THE COCKTAIL SERVICES LTD	N/A	N/A
8	STARCROSS TRADING LTD	N/A	N/A
9	TLC (SOUTHERN) LTD	N/A	N/A
10	LET	534	5,744
11	UNDER OFFER	533	5,736
12	TO LET	579	6,231
13	TO LET	622	6,694
14-18	ROYAL MAIL GROUP LTD	N/A	N/A



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SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Available upon request.



INDICATIVE IMAGE



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