



## 1, 2 & 3 HITHERCROFT COURT

Lupton Road Wallingford Oxfordshire OX10 9BT

**TYPE**

**INDUSTRIAL / LAB  
BUSINESS UNITS**

**TENURE**

**FREEHOLD**

**SIZE (GIA)**

**4,698 SQ FT**  
(436 SQ M)

### KEY POINTS

- > Freehold industrial / hi-tech / lab units
- > Roller shutter doors
- > Combined - can be split
- > Walking distance to public transport and amenities
- > Available immediately

## Location

The property is situated in a well-established commercial area just off Hithercroft Road, Wallingford. Hithercroft Road provides direct access onto the A4130 which links to the wider road network including the A34, M4 and M40, good road links to Didcot and Henley on Thames, with mainline rail connections to London Paddington, Oxford, Reading and Bristol at Didcot Parkway and Cholsey Station.

The units neighbour a variety of local occupiers including, Screwfix, Fischer, Howdens, Royal Mail and Lidl (with EV charging points).  
what3words ///goad.office.worlds

## Description

The property comprises three units which have been combined and provide industrial / hi-tech / lab units over ground and first floors.

## Specification

- 3x loading doors
- 13 car parking spaces
- Good natural light
- 3 phase power
- Kitchenette
- WCs

## Accommodation

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

Floor	sq m	sq ft
Unit 1	143.07	1,540
Unit 2	145.49	1,566
Unit 3	147.90	1,592
<b>Total</b>	<b>436.46</b>	<b>4,698</b>



## Energy Performance Asset Rating

EPC Rating: To be assessed

## Rateable Value

Unit 1: £13,750  
Unit 2: £17,750  
Unit 3: £13,500

## Terms

The freehold of the property is offered for sale. Price on application.

## Legal Costs / VAT

Each party to bear their own legal costs. Prices 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 tenants 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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