

Unit 1B & Unit 5 Appletree Industrial Estate, Chipping Warden, OX17 1LL

For Lease – 28,853 to 92,444 sq ft Warehouse/Industrial Units



Unit	Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Building Insurance PA	Business Rates PA	EPC
1B	28,853	2,680.50	£199,000	£20,295.20	£TBC	£312,500 (both units)	E - 113

Unit 1B - Description

Unit 1B comprises a warehouse unit with a height to eaves of 7.75m and 11.8m to apex. The property has previously been used for car preparation and there are a number of spray-booths installed by the previous tenant still in situ. The power availability is 104 KVA - 150amp 3phase.

Terms & VAT

The premises is available on a new lease, with terms to be agreed and subject to contract at a rent of £199,000 per annum.

VAT will be payable in addition.

Accommodation (Measured in accordance with the RICS Code of Measuring Practice).

Floor	Use	Sq Ft	Sq M
Ground	Warehouse	28,853	2,680.50
Total		28,853	2,680.50

Service Charge

A Service charge is payable to cover grounds and roads maintenance and security. Further details are available upon request from the agents.

Services

We understand that all main services are provided to the property, including three-phase power and gas. None of these services have been tested by the agents.

Business Rates

The Rateable Value for both Unit 1b and Unit 5 is £312,500. This is not what you pay. Further details are available from White Commercial.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/13844253000>



Unit	Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Building Insurance PA	Business Rates PA	EPC
5	63,588	5,610.05	£325,000	£51,554.38	£TBC	£312,500 (both units)	E – 116

Unit 5 - Description

Unit 5 comprises a quality warehouse unit with a height to eaves of 4.95m with a height of 9m to apex. A ground floor office block is also provided comprising offices, meeting rooms, large canteen and separate male and female WC's. The power availability is 138KVA - 200amp 3phase.

There is an external canopy to Unit 5, measuring 8.93m deep x 49.2m wide.

Terms & VAT

The unit is available on a new fully repairing and insuring lease, with terms to be agreed subject to contract at a rent of £325,000 per annum.

VAT will be payable in addition.

Accommodation (Measured in accordance with the RICS Code of Measuring Practice).

Floor	Use	Sq Ft	Sq M
Ground	Warehouse	60,386	5,610.05
	Office	3,205	297.73
Total		63,591	5,907.78

Service Charge

A Service charge is payable to cover grounds and roads maintenance and security. Further details are available upon request from the agents.

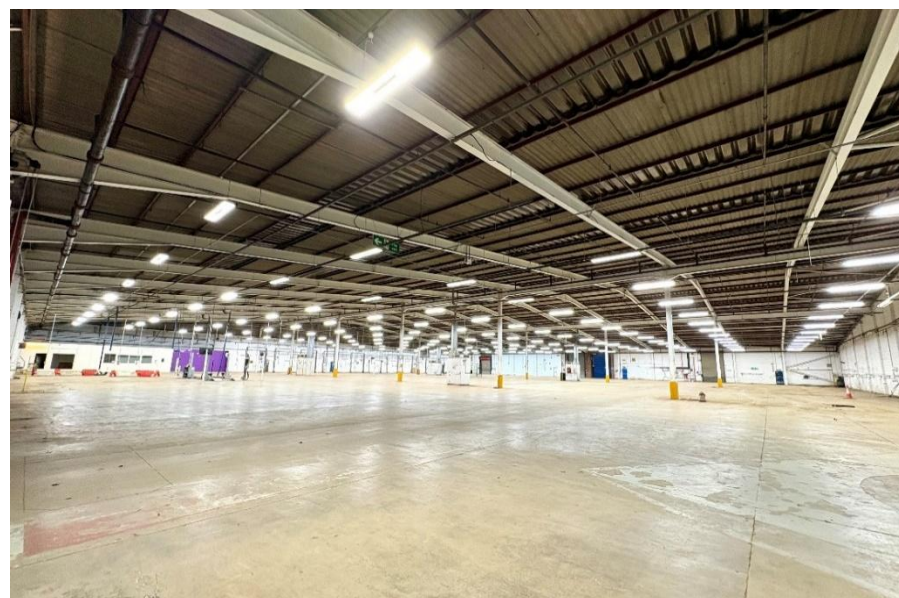
Services

We understand that all main services are provided to the property, including three-phase power and gas. None of these services have been tested by the agents.

Business Rates

The Rateable Value for both Unit 1b and Unit 5 is £312,500. This is not what you pay. Further details are available from White Commercial

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/13844253000>

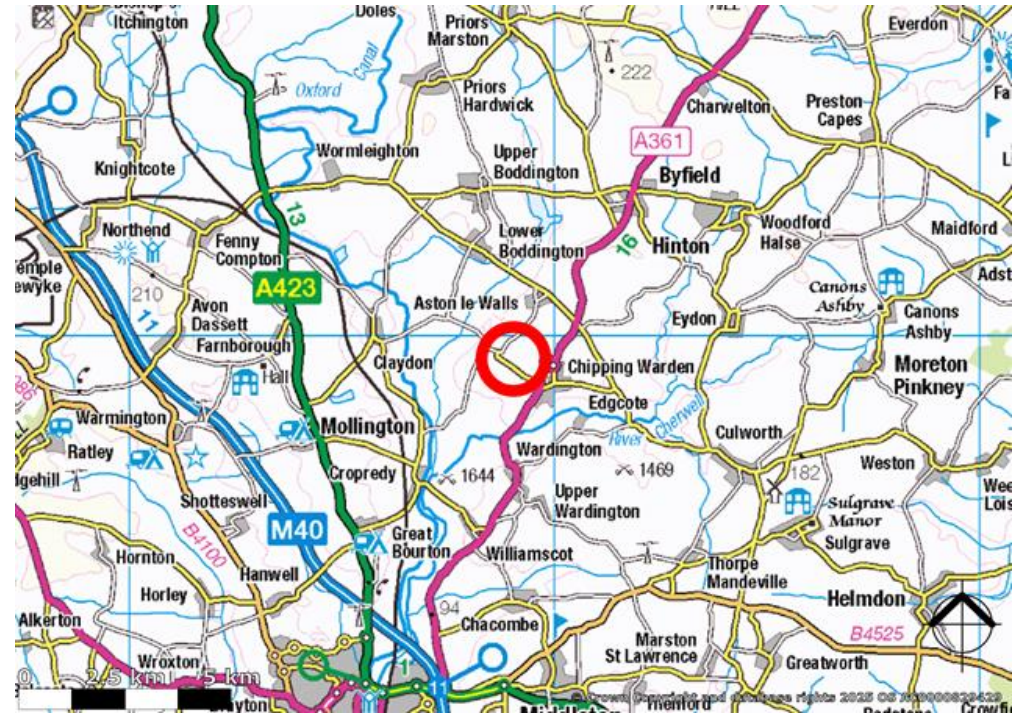
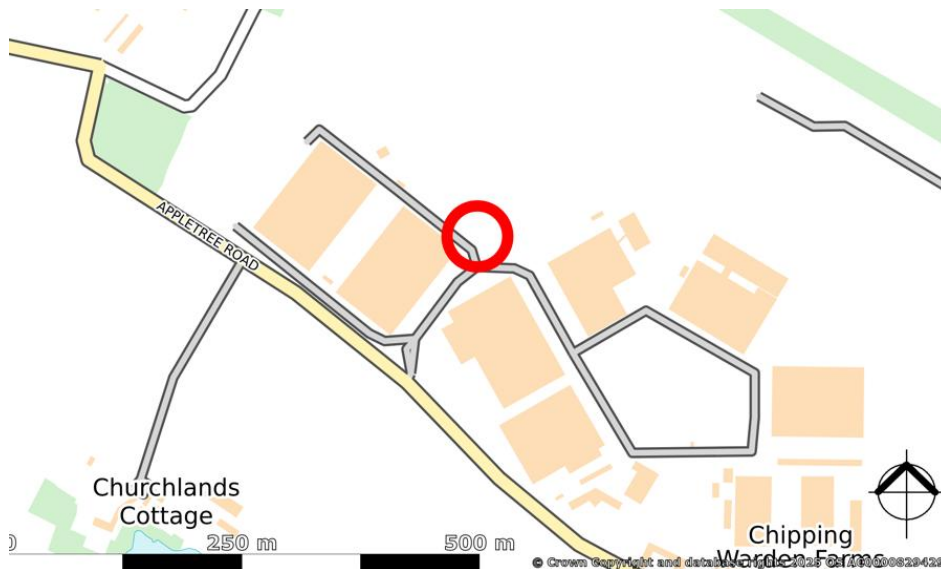


Location

Appletree Trading Estate (formerly RAF Chipping Warden) is situated just outside 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 easy access to the M1 and the UK's national motorway network.

Banbury is within a 15-minute drive, with Oxford (30 miles), Northampton (25 miles), and Milton Keynes (35 miles) all easily accessible within an hour.

The secure site and estate, accessed via a 24-hour manned gatehouse totals some 60 acres is home to a number of occupiers, including **XP Auto**, **Hella Manufacturing**, **On Time Automotive** and **Synetic**, reflecting its strong reputation as a hub for Automotive Uses, logistics, and storage and distribution.



Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000



Chris White



Harvey White

FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. July 2025.