

UNIT 7 TO LET

2,906 ft² (270 m²)



ESTABLISHED
TRADE COUNTER
LOCATION



FITTED
OFFICES



MODERN
PREMISES



www.ipif.com/nuffield

INDUSTRIAL/WAREHOUSE UNIT TO LET

NUFFIELD INDUSTRIAL ESTATE
LEDGERS CLOSE, OXFORD OX4 6JS

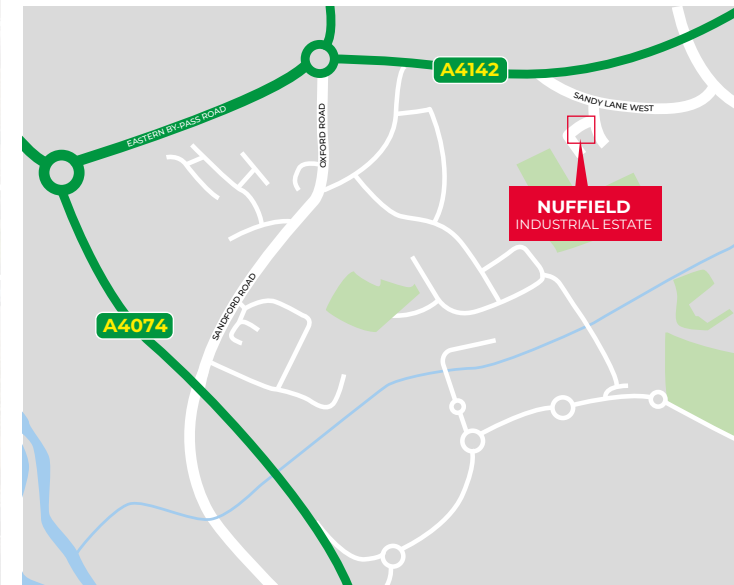
IPIF

LOCATION

Nuffield Industrial Estate 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.



OX4 6JS

/// [what3words.com/hunt.leaves.gifts](https://www.what3words.com/hunt.leaves.gifts)

On behalf of the landlord

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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.

ACCOMMODATION

Unit 7 accommodation comprises of the following Gross Internal Areas (GIA)

UNIT 7	FT ²	M ²
Ground Floor	2,321	216
First Floor Office	585	54
Total	2,906	270

SPECIFICATION

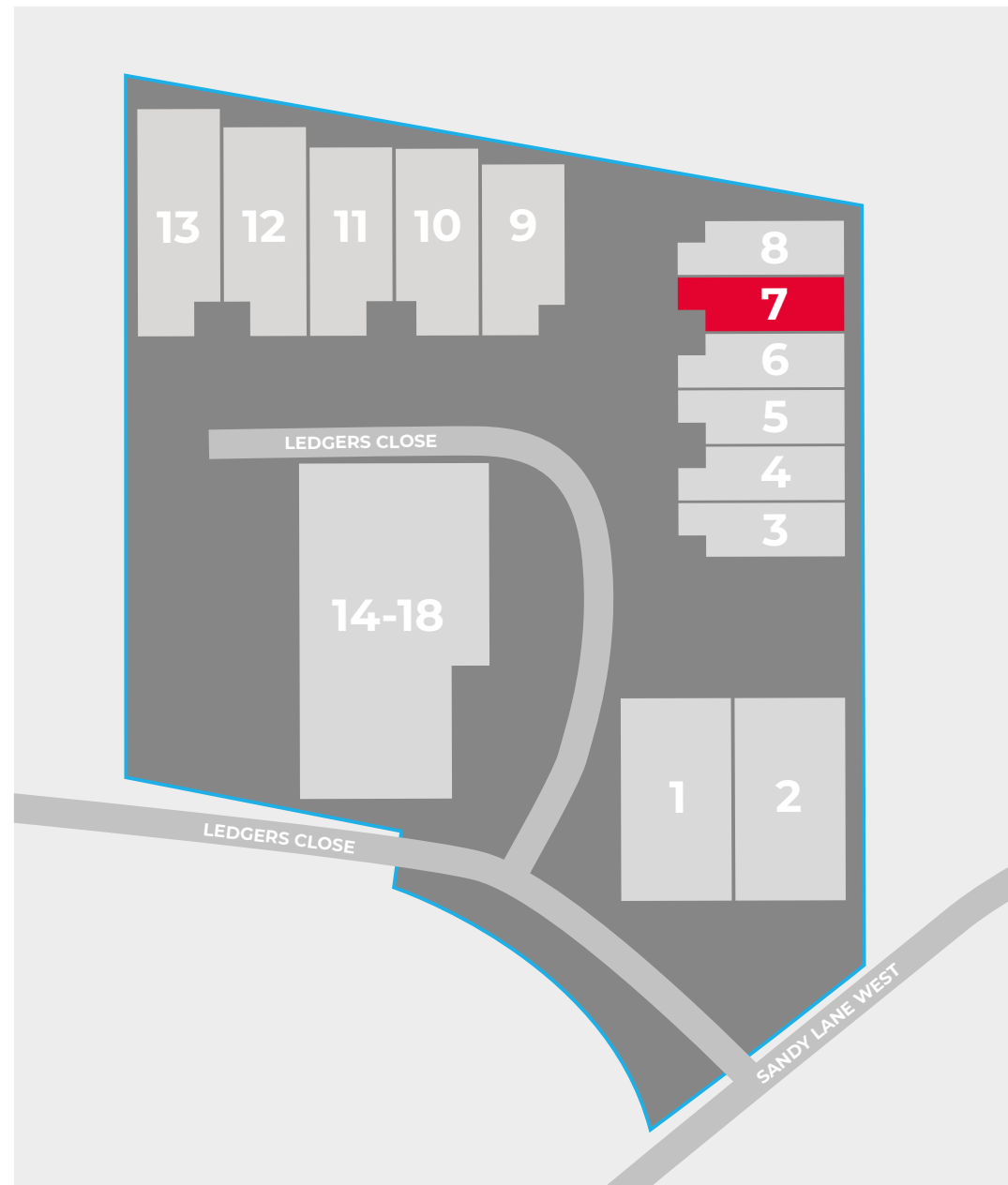
- 3 phase power supply
- Mains gas & water
- Roller shutter door
- Fitted offices
- External parking

TENURE

New lease terms available.

BUSINESS RATES

Available upon request.



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NUFFIELD

INDUSTRIAL ESTATE

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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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