



Unit 11 Pioneer Road

Faringdon, SN7 7BU

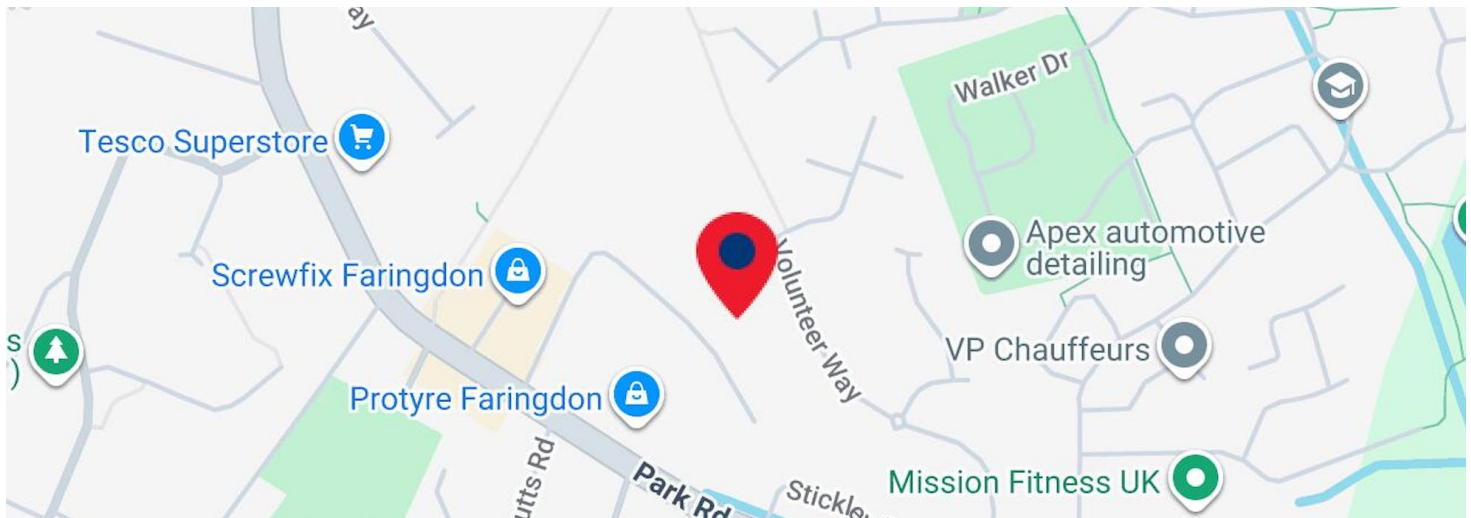
REFURBISHED INDUSTRIAL WAREHOUSE UNIT

4,401 sq ft
(408.87 sq m)

- RECENTLY REFURBISHED
- FITTED OFFICES AND WC'S
- 350 kVA POWER SUPPLY, WITH POTENTIAL TO INCREASE
- LED LIGHTING
- MINIMUM EAVES 3.6M
- AVAILABLE OCTOBER 2025

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Summary

Available Size	4,401 sq ft / 408.87 sq m
Rent	£37,500 per annum
Rateable Value	£29,000
Rates Payable	£14,471 per annum
Rates Comment	Small Business Rates May Apply
EPC	Upon enquiry

Location

Faringdon is a historic market town situated in West Oxfordshire adjoining the A420 Swindon to Oxford road. Faringdon is approximately 9.5 miles east of Swindon, and 18 miles west from Oxford.

Pioneer Road Industrial Estate occupies a prominent location fronting onto Park Road, the main road leading from the A420 to the centre of Faringdon.

///what3words

<https://what3words.com/awkward.successor.quitter>

Description

Unit 11 comprises an end terrace industrial/warehouse unit of concrete portal frame construction with metal profile clad elevations and roof, recently refurbished.

To the front there is a separate pedestrian entrance with WC's and fitted office accommodation. Additional offices could be incorporated if required and the tenant's cost.

The warehouse is accessed via a steel roller shutter loading door in the front elevation. The warehouse has a minimum clear eaves height of 3.6m to the gutter and 6m to the ridge.

We are advised there is currently a three phase 350 kVA electricity supply, with the potential to increase this to 500 kVA, at a cost and subject to network availability. Tenants are advised to make their own enquires to confirm this.

Externally there is allocated parking immediately in front of the premises.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	3,825	355.35
Ground - Offices and WC's	576	53.51
Total	4,401	408.86

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Viewings and further information is strictly by prior appointment through the agents.



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