

Unit 3

Hinksey Business Centre, North Hinksey Lane, Oxford, OX2 0NR



**CONWAYS
COMMERCIAL**
PROPERTY CONSULTANTS



TO LET

1,676 SQ FT
(155.71 SQ M)

£20,000 PER ANNUM

Light Industrial/Storage
Unit with Mezzanine *Full
Height Workshop may be
possible*

- Located close to A34/Ring Road
- Electric roller shutter door
- Mezzanine floor
- Gas heating
- Kitchenette
- Forecourt Parking



Summary

Available Size	1,676 sq ft
Rent	£20,000 per annum
Rateable Value	£8,900
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

The property comprises a small terraced light industrial/storage unit with blockwork elevations under a double pitched corrugated cement sheet roof. Amenities include:

- * Electric roller shutter door
- * Substantial mezzanine floor
- * Ground floor office
- * Gas heating
- * Security Alarm
- * Kitchenette
- * WC
- * Forecourt parking

Location

The property is located on a well established commercial estate in Botley which lies approximately a mile to the west of Oxford city centre and very close to the junction with the A34/Oxford Ring Road. The A34 provides a direct connection to both the M4 and M40 motorways.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	923	85.75	Available
Mezzanine	753	69.96	Available
Total	1,676	155.71	

Viewing

Strictly by appointment with Conways Commercial.

Legal Costs

Each party to bear their own legal costs.



Martin Conway

01865 302610

07816 757530

martin@conwayscommercial.co.uk

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