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**FIELDS**

commercial property  
land and new homes

# To Let

Lys Mill, Howe Road, Watlington, OX49 5EQ



Flexible lease terms

**Refurbished Industrial Units To Let For Warehouse / Storage Use**

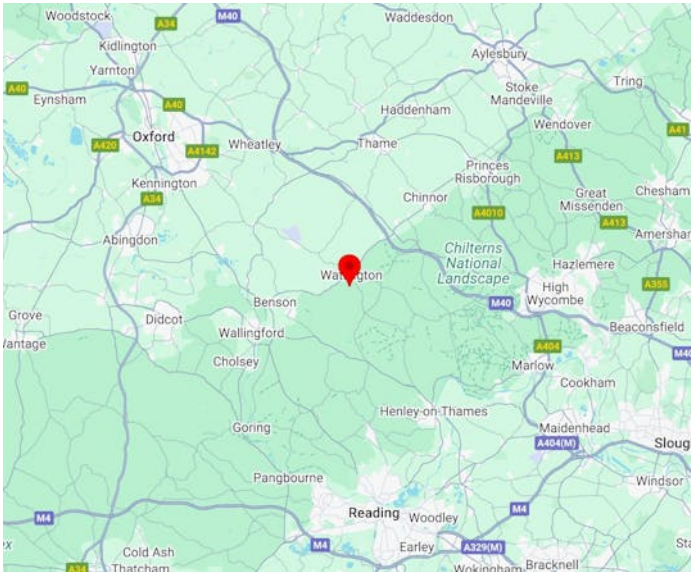
**Size: 2,500 - 20,750 Sq Ft**

**Rent: Rent On Application**

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### Features:

- Refurbished buildings with insulated composite panel roof and cladding
- 3 Phase Power (1,100 KVA)
- Eaves height 6m – 10m
- On-site café and facilities

EPC - EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

### Location

Lys Mill is located 1 mile south of the South Oxfordshire village of Watlington accessed via Howe Road the B480.

Junction 6 of the M40 Motorway is approximately 4 miles away.

### Description

Refurbished Industrial Units To Let of approximately 2,500 – 20,750 sq ft.

Steel Portal Frame Buildings to be re-roofed and re-clad with insulated composite panels.

Electric roller shutter doors with separate personnel door.

3 Phase Power (1,100 KVA).

Potential to incorporate yard area of up to 33,000 sq ft.

### Rates

The property lies within the rating area of South Oxfordshire.

Further details regarding rates are available on request.

### Terms

A new flexible lease is available on terms to be agreed.

Rent – On Application

### Viewing

Strictly by appointment with the agent.



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