



59 Windmill Road, Headington, Oxford, OX3 7BP

To Let | 20,403 sq ft

Industrial premises with extensive site area of c.2.26 acres



**59 Windmill Road, Headington,
Oxford, OX3 7BP**

TO LET

Summary

- Service charge: n/a
- Size: 20,403 sq ft
- Rent: £275,000 per annum
- Rates payable: £129,600 per annum
- Rateable value: £270,000

Further information

- [View details on our website](#)
- [Microsite](#)

Viewings and Further Information



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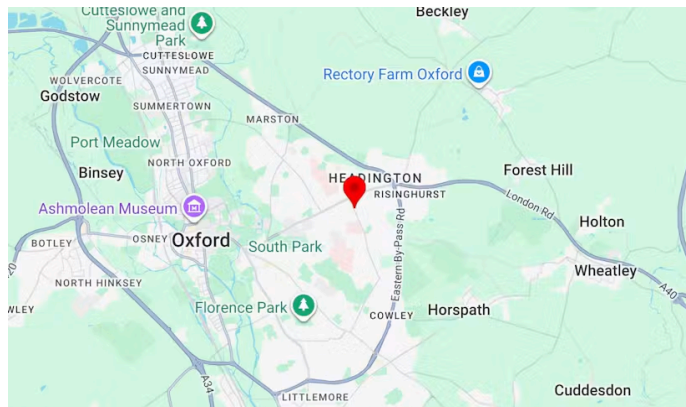


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Description

The property comprises a former builders' merchant site with warehouses, offices, ancillary buildings and covered and open-front storage, arranged around an extensive external yard. A single entrance provides access from Windmill Road.

The accommodation totals approximately 20,403 sq ft (1,895 sq m), including the covered and open-front storage identified in the accommodation schedule. The site extends to approximately 2.26 acres (0.916 hectares), excluding the entrance driveway.

The buildings including a former tool hire building covering of 1,178 sq ft, ground & first floor offices 8,480 sq ft and warehouse 5,083 sq ft. The remainder of the buildings include ancillary offices, covered storage, sheds and stores.

The property is available to let only, on a new lease direct from the landlord. Alternative uses would be subject to any necessary planning approvals.

Location

The property is on Windmill Road in Headington,



to shops, cafés and amenities of London Road. Nearby institutions include the John Radcliffe Hospital, the Nuffield Orthopaedic Centre, the Churchill Hospital and Oxford Brookes University's Headington campus. Headington is served by bus services to Oxford city centre and London, with Thornhill Park & Ride serving the area. Road connections provide access to the A40, A34 and M40.

Specification

- Former builders merchants premises
- Extensive yard with access from Windmill Road
- Warehouses, offices, ancillary buildings and storage
- Approximately 20,403 sq ft in total, including covered and open front storage
- Site of approx 2.26 acres, excluding entrance driveway
- 5 miles from Oxford City Centre
- 6 miles from Jct 8 of the M40 motorway
- Available to let on a new lease direct from the landlord

VAT

Applicable

Legal fees

Each party to bear their own costs

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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Tool Hire Unit	1,179	109.53	Available
Ground - Plant offices and ancillary	1,964	182.46	Available
1st - Plant offices and ancillary	1,294	120.22	Available
Unit - Two storey offices	5,222	485.14	Available
Unit - Warehouse	1,986	184.51	Available
Unit - Ancillary offices	2,007	186.46	Available
Unit - Warehouse 3.7m eaves	3,097	287.72	Available
Unit - Cement shed	1,344	124.86	Available
Unit - Security office	189	17.56	Available
Unit - Secure store	888	82.50	Available
Building - Open front store	926	86.03	Available
Outdoor - Felt shed	307	28.52	Available
Total	20,403	1,895.51	



LASER
SURVEYS

LAND AND BUILDING SURVEYS, UNDERGROUND SERVICES LOCATION, CCTV DRAINAGE SURVEYS.
Established 1975. Member of The Survey Association.
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A-Z (Alphabetical)									
1	Accountants	1	1	1	1	1	1	1	1
2	Accountants	1	1	1	1	1	1	1	1
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59 WINDMILL ROAD,
HEADINGTON.
OX3 7BP
BUILDING SURVEY

BUILDING SURVEY

- Drainage pipe sizes (where shown) have been gauged from the surface for safety reasons and should be regarded as approximate only.
- Drainage pipe sizes are 100mm unless stated otherwise along the length.
- Tree species (where shown) should be treated with caution and expert identification is advised.
- Although this is a digital survey, the accuracy and amount of detail shown is only commensurate with the graphical scale of mapping as specified. Care should be exercised when working to larger scales.
- Table features in the vicinity of the boundaries as shown above, may not represent the extent of legally owned ownership.
- Whilst every effort has been made to achieve accuracy in the plan, OASIS records dimensions, levels and invert levels should be checked prior to design and construction.
- Root levels have been taken to the bottom of the channel.

2-532, LOT#M)
(NOT TO SCALE)

DATA NOTES CO-ORDINATES USED ARE BASED ON ORDNANCE SURVEY NATIONAL GRID. CO-ORDINATES SHOW THE ACTIVE GPS NETWORK AND REGISTERED TO A LOCAL GRID WITH A SCALE FACTOR OF 1.0000. LEVELS ARE RELATED TO = ORDNANCE SURVEY ACTIVE GPS NETWORK. SURVEY CONTROL STATIONS SHOWN 		
CLIENT: J SMITH AND SONS (WALTONS AGS) LTD		DRAWN BY: C
SURVEY DATE: JANUARY 2020		CHECKED BY: C
REVISION INFORMATION		
NO.	DATE	REMARKS

SHEET NUMBER	N 2999/4	Revision 0
DRAWING TITLE	GROUND FLOOR PLANS	
SCALE	1 : 100 (9A0)	
SEE ALSO DRAWING NOS.		
SHEET	4 of 5	
JOB NUMBER	N 2999	

Floor plan

[illegible]

Floor plan

