

FOR SALE

SELF CONTAINED WAREHOUSE & OFFICE FACILITY



LODGE ROAD, LONG HANBOROUGH, WITNEY, OXFORD, OX29 8LQ

12,330 sq ft (1,145.4 sq m)

- * Rare Freehold Opportunity
- * Potential for Sale & Leaseback
- * Generous site area
- * Covered loading

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Slough Office: Adelaide House, 1 Perth Trading Estate, Slough SL1 4XX

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

Location



This property is located in Long Hanborough which is approximately six miles to the North West of Oxford. It lies between the A44 Oxford to Woodstock and the A40 Oxford to Witney Road. Long Hanborough benefits from good road access to the A34 Oxford Western Bypass via both of these routes. There is also rail access to Oxford and London at Hanborough Station, a five minute walk away. Hanborough Business Park is an established mixture of office and industrial units located adjacent to the B4095 Woodstock to Witney Road.

Description

The unit comprises two linked office & storage units together with a rear warehouse facility. The units provide a mixture of cellular and open-plan office accommodation over ground and first floors together with a beneficial loft storage area. The units benefit from the following features: • Reception area • Partitioned offices • Fitted kitchen • Male and Female WCs • 2 x Roller doors to the warehouse with access to a covered loading bay and small rear yard. There is ample parking laid out to the front of the unit.

Accommodation

Ground Floor Office	1,600 sq ft	148.6 sq m
First Floor Office	710 sq ft	65.9 sq m
Loft Store First Floor	595 sq ft	55.3 sq m
Warehouse	8,400 sq ft	780.4 sq m
Covered Loading / Canopy	1,025 sq ft	95.2 sq m
TOTAL	12,330 sq ft	1,145.4 sq m

Terms

Available freehold with vacant possession. Potential for sale & leaseback subject to terms will also be considered.

Price – On application - VAT to be confirmed.

Contact

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