

# Open Plan Storage / Retail / Business Unit Unit 1 Hatch End Industrial Estate Middle Aston, OX25 5QL

**TO LET**  
(Flexible Terms Available)



**4,258 sq ft (395.57 sq m)**  
**TO LET - £3,000 per calendar month**

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Unit	Sq Ft	Sq M	Rent	Service Charge PA	Building Insurance PA	EPC
1	4,258	395.57	£3,000 per month	50p per sq ft	TBC	TBC

### Location

The popular Hatch End Industrial Estate is located on Fir Lane between the villages of Middle Aston and Steeple Aston and between Banbury (10 miles) and Oxford (17 miles), just 8 miles from Soho Farmhouse and 8 miles from J9 of the M40. Full details of the estate and further photos are available [www.hatchendindustrial.co.uk](http://www.hatchendindustrial.co.uk).

The estate provides a cluster of industrial and storage units of different sizes and accommodates for a range of small businesses.

### Description

Unit 1 is of a timber framed construction with concrete floors, loading doors and services. The external areas have been sympathetically upgraded to provide efficient loading, parking and storage areas; retaining the pleasant rural environment. The external landscaped areas and roadways etc. of the estate are well-maintained.

### Terms

The property is available on a new rental at a cost of £3,000 per month. A 3-year lease is available, subject to a rolling 6-month break option. The landlord will maintain the external fabric of the unit, ensuring it is wind and water tight.

There is a service charge payable in addition, as well as building insurance and business rates, the costs of which are stated above.

### Services

We understand that all mains services are connected to the premises, excluding gas. None of the services have been tested by the agents.

### VAT

All prices and rents quoted are exclusive VAT, which is payable in addition.

### Viewing and further information

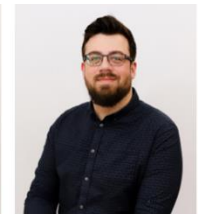
Please contact Chris White & Harvey White

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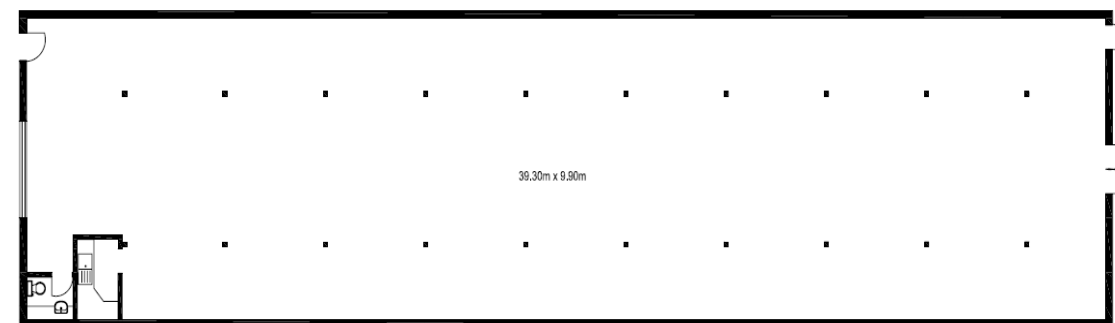
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Chris White



Harvey White



### VIEWING AND FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

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