

Modern Industrial Unit with Mezzanine Store
Unit 12 Glenmore Business Park
Kidlington, Oxford, OX5 1GL

TO LET



Ground Floor of 712 sq ft plus 353 sq ft mezzanine (98.94 sq m)
TO LET - £15,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

01295 271000

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Sq Ft	Sq M	Current Use	Rent Per Annum	Service Charge PA	Building Insurance PA	Rateable Value	EPC
1,065	98.94	B1/B8	£15,000	£647.59	£466.00	£7,800	C - 60

Location

Glenmore Business Park, constructed in 2018, comprises a development of 14 units in a landscaped setting, within an established commercial area of Kidlington, Oxford, with close proximity to the A4260, A34, M40 and close to Oxford Airport.

The area has become increasingly popular with industrial, office and hi-tech companies, in part due to nearby major road networks.

Description

Unit 12 provides a mix of light industrial and warehouse accommodation, built to a high standard, with steel portal frames, low level brick fascia's and mini-rib cladding. The unit has a mezzanine floor for use as stores or offices.

The unit has a 6m internal eaves height, with 15kN/m2 ground floor loading capacity, roller shutter loading door with high quality trapezoidal cladding systems to roofs and walls, 10% daylight roof panels and benefits from two parking spaces.

Accommodation

Floor	Use	SQ M	SQ FT
Ground	Class E / B8	66.15	712
Mezzanine		32.79	353
		98.94	1,065

Measured in accordance with the current R.I.C.S. Code of Measuring Practice

Terms

Unit 12 is available on a new fully repairing and insuring lease at a rental of £15,000 per annum, plus VAT at the standard rate and exclusive of other outgoings.

Service Charge

A service charge is payable in respect of the general landscaping, repairs and maintenance to the shared external areas of the estate.

Rates

The rateable value for the premises is £7,800. Under current legislation, you may be eligible for Small Business Rates Relief; where no rates are payable. Further information in this regard is available from White Commercial.

Services

All mains services are connected to the property including gas and 3 phase electricity. None of the services have been tested by the agents.

Viewing and further information

Please contact Chris White & Harvey White

Tel: 01295 271000

Email: chris@whitecommercial.co.uk

and harvey@whitecommercial.co.uk



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.

If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000.

Please see www.whitecommercial.co.uk for our privacy policy August 2022.