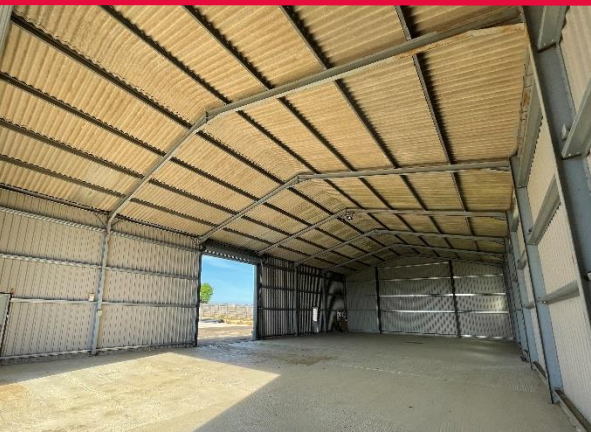


Chipping Warden Barns, Appletree Road, Chipping Warden, OX17 1LH

TO LET - 3,590 sq ft - Industrial/Storage Premises



Sq Ft	Sq M	Rent Per Annum Exclusive	Building Insurance PA	2023 Rateable Value	EPC
3,590	334	£25,000	TBC	To be assessed	D - 89

Location

Chipping Warden Barns are situated at the Manor Farm Business Park, adjacent to the 600,000 sq ft Appletree Trading Estate and just outside the village of Chipping Warden, along the A361 and within 6 miles of Junction 11 of the M40 (Banbury) and 11 miles of Daventry, which in turn also provides easy access to the M1 and the UK's wider national motorway network.

Description

The site comprises 3 industrial/storage units totalling 15,624 sq ft, together with a large and secure shared yard area. To the rear of the site stands a 945 sq ft building that is occupied as a landlord store.

Unit 1, 'The Tall Barn' is a former agricultural building of steel portal frame construction, converted to industrial/storage accommodation, with an eaves height 5.2 meters.

The unit benefits from two electrically operated roller shutter doors, with car parking available within the yard, subject to agreement.

Services

A three-phase power connection is provided, excluding water, mains drainage and gas. A WC could be installed, if required.

None of the above services have been tested by the agents.

Terms & VAT

The premises are available on a new fully repairing and insuring lease, at a rental of £25,000 per annum, exclusive of other outgoings and is subject to contract.

VAT will be payable in addition.

Accommodation

Unit	Description	Floor	Sq M	Sq Ft
1	Warehouse/Store	Ground	334	3,590

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

Building Insurance

The lessor will insure the premises and will recover the relevant premium from the lessee annually in advance. The lessee will be responsible for contents insurance.

Rates

The Rateable Value from 1st April 2023 for the whole site is £57,500. This is not what you pay. Unit 1 will need to be reassessed. Further information is available from White Commercial in this regard.

Viewing and further information

Please contact Chris White & Harvey White

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www.whitecommercial.co.uk | 01295 271000



Chris White

Harvey White

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 2023.