

TO BE REFURBISHED

 **12 MINUTES**
TO THE M40 MOTORWAY

Combined
2,700 KVA
Available



TO LET

Industrial / Warehouse Unit

65,471 sq.ft (6,082 sq.m)

Unit B Irton House, Warpsgrove Lane, Chalgrove, Oxfordshire, OX44 7TH

• Level loading doors • 6.3m eaves height • Allocated car parking • Warehouse PIR lighting

LCP.
part of MCore

**01384
400123**

searchlcp.co.uk



DESCRIPTION

Unit B Irton House comprises 3 interconnecting warehouse / industrial units of steel portal frame construction with interconnecting side and front loading doors with scope for rear loading doors to be installed. Connecting office and welfare accommodation is available at ground and first floor levels.

Unit B Irton House will be refurbished.

Warehouse

- 3 bays with double pitched roofs
- 6.3m eaves height rising to an apex of 10.7m
- Sprinkler system
- PIR lighting
- Interconnecting Speedor door
- 3 loading doors with scope for additional loading doors
- Front & rear yards
- Combined 2,700 KVA available

Office Accommodation

Connecting office accommodation and welfare available at ground and first floor levels totalling 13,409 Sq.ft (1,246 Sq.m).

External

Loading is provided by way of rear and side service yards. Ample staff and visitor car parking is available to the front and side of the property.

Areas (Approx. Gross Internal)

| | | |
|---------------------|---------------------|---------------------|
| Warehouse | 52,062 sq.ft | (4,837 sq.m) |
| Ground Floor Office | 7,367 sq.ft | (684 sq.m) |
| First Floor Office | 6,042 sq.ft | (561.30 sq.m) |
| Total | 65,471 sq.ft | (6,082 sq.m) |

Scope to split the unit, providing warehouse of 19,915 Sq.ft, and warehouse / offices of 45,556 Sq.ft



TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed. The quoting rent is £7.95 per sq.ft.

BUSINESS RATES

Unit B forms part of larger hereditament with a rateable value of £510,000 (April 2023). The business rates for Unit B will need to be reassessed. All enquiries should be directed to South Oxfordshire Local Authority quoting reference 802684256300.

Link to assessment: <https://www.tax.service.gov.uk/business-rates-find/valuations/start/3570009000>

ESTATE CHARGE

A service charge of £0.19 per sq ft will be levied for the maintenance of estate roads, landscaping and common areas.

INSURANCE

The Landlord will insure the premises. The premiums will be recovered from the Tenant.

ENERGY PERFORMANCE

Online the EPC is stated as D:83.

PLANNING

The property is considered suitable for B2 General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.

Neighbouring units:

PERGOLUX

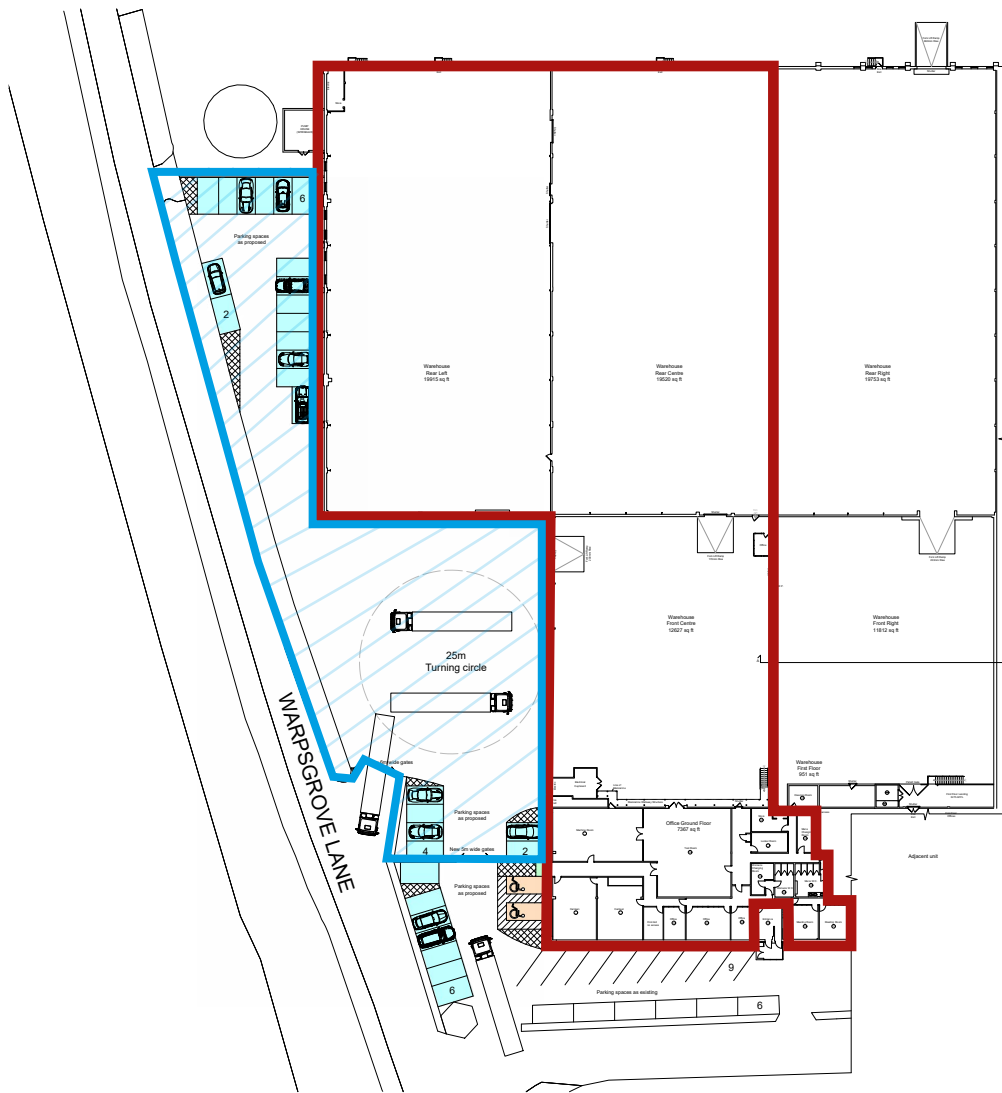
MB Martin-Baker

EMG



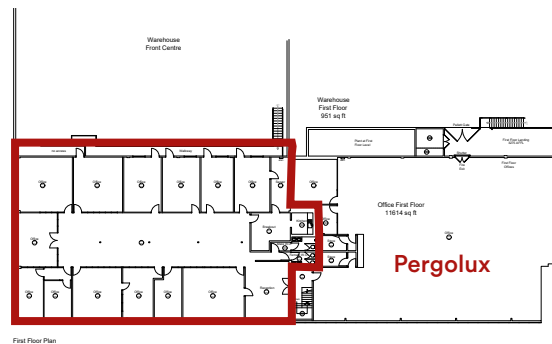
Photo of Unit A Irton House offices





Refurbishment Works Include:

- Revised internal layout removing previous tenants' fixtures
- New fence line and gates
- 25 meter turning circle
- Additional car parking spaces
- Pedestrian walkways



Unit B Irton House, Warpsgrove Lane, Chalgrove, Oxfordshire OX44 7TH



Location - OX44 7TH

Unit B Irton House is located on Warpsgrove Lane, approximately 1 mile north of the South Oxfordshire village of Chalgrove via Monument Road. The property is located 4 miles from Watlington and 3.5 miles from Stadhampton via the B480. Access to the M40 motorway is provided by either Junction 6 (7.2 miles) or Junction 7 (8 miles).

Lorry access is restricted to and from Junction 6 via Watlington; instead, they should use Junction 7 via Stadhampton. Unit A Irton House lies 13 miles southeast of Oxford and 48 miles west of Central London.

Thames Travel provides bus services running between Watlington and Oxford.

| Travel (motorways) | Distance | Travel Time |
|--------------------|------------|-------------|
| M40 J6 | 7 miles | 14 mins |
| M40 J7 | 8 miles | 12 mins |
| M25 J16 | 31.8 miles | 36 mins |
| M40 J1A | 31.8 miles | 36 mins |

| Travel (Towns/Cities) | Distance | Travel Time |
|-----------------------|----------|--------------|
| Oxford | 13 miles | 27 mins |
| Heathrow Airport | 35 miles | 40 mins |
| Central London | 48 miles | 1 hr 23 mins |
| Birmingham | 87 miles | 1 hr 28 mins |

Viewing
Strictly via prior appointment
with the appointed agents:

FIELDS
COMMERCIAL
01844 261121
fieldscommercial.com

Nick Johnson
07857 823188
nick@fields-property.co.uk

Knight Frank
020 7629 8171
knightfrank.co.uk

Gus Haslam
07885 596877
gus.haslam@knightfrank.com

Charlie Perkins
07974 366158
charlie.perkins@knightfrank.com

Oliver Wallis
07976 666776
oliver.wallis@knightfrank.com

LCP
part of **MCore**



David Charlton
07471 215144
dcharlton@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.