

Subject to VP



**TO LET** Warehouse/Industrial Units  
5,918 – 11,870 sq.ft (550 – 1,103 sq.m)

**Units A4 and A5, Watlington Industrial Estate, Watlington, OX49 5NA**

- Rarely available industrial units on a popular estate
- Recent new roof
- 3 phase
- 3 miles from M40 Jct6
- Allocated car parking
- Max eaves height of 6.5m

**LCP.**  
part of MCore

**01384  
400123**

[searchlcp.co.uk](http://searchlcp.co.uk)





# Units A4 and A5, Watlington Industrial Estate, Watlington, OX49 5NA



\*Photographs taken preoccupation



# Units A4 and A5, Watlington Industrial Estate, Watlington, OX49 5NA

## Areas (Approx. Gross Internal)

Unit A4	5,918 sq.ft	(550 sq.m)
Unit A5	5,952 sq.ft	(553 sq.m)
TOTAL	11,870 sq.ft	(1,103 sq.m)

## Description

The traditional units feature part-brick and partclad elevations and have the benefit of a fully insulated roof, warehouse flooring, and the offices feature new suspended ceilings, refitted Kitchen, Toilets and new floor coverings.

Roller shutter doors are installed with personal doors to the office areas which are contained within double glazed UPVC front-panelling. 3-phase is installed. Car parking is to the front of the building and there is a further overflow area.

The units are available as a whole, letting each unit individually may be considered.

## Rent

Unit A4: £71,016 per annum  
Unit A5: £77,376 per annum

## Business Rates

The property lies within the rating area of South Oxfordshire, according to which the rateable value is as follows:

Rateable value - £67,500 for the combined units

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

## Service Charge and Insurance

A service charge will be levied for the maintenance of common areas. The landlord will insure the premises and recharge the annual premium to the tenant.

## Planning

The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.



## Energy Performance

C/63. Further information available upon request.

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

## Location - OX49 5NA

Two industrial units on a popular small estate on the edge of the town. Watlington is ideally located under 4 miles from junction 6 of the M40 motorway and the estate is on the western side of the town.

## Viewing

Strictly via prior appointment with the appointed agent

FIELDS

commercial property  
land and new homes

01844 261121  
www.fieldscommercial.co.uk  
enquiries@fields-property.co.uk

LCP

part of MCore

01384  
400123

searchlcp.co.uk

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](http://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](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).

35433 JULY 2025