TO BE REFURBISHED







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

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



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)

Total	65,471 sq.ft	(6,082 sq.m)
First Floor Office	6,042 sq.ft	(561.30 sq.m)
Ground Floor Office	7,367 sq.ft	(684 sq.m)
Warehouse	52,062 sq.ft	(4,837 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 \pounds 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 £0.41 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.

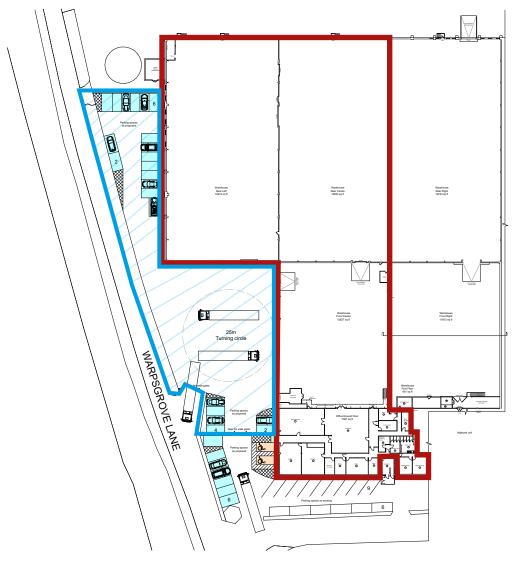
Neighbouring units:

PERGOLUX









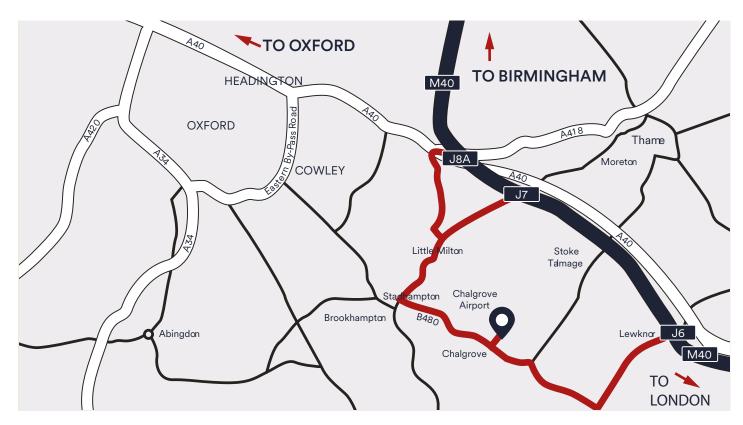
Refurbishment Works Include:

- 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

MISREPESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DV6 TNA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and where appropriate, we will correct. It I 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 investigate the provided his 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 fee of charge and on the basis of no liability for the information is over 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 survey, solicitor or incisened conveyance before agreeing or signing a business relater/code-for-leasing-business-premises-st-edition. LCPs privacy notices that apply to its use of your relationship with LCP, and in some cases more than one may apply to you. LCPs privacy policicy with public work of the Code is available 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. LCPS privacy policies with a pilip level overview of how LCP approached state protection and your percention and your per

Viewing

Strictly via prior appointment with the appointed agents:

FIELDS COMMERCIAL 01844 261121 fieldscommercial.com Nick Johnson 07857 823188 nick@fields-property.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





David Charlton 07471 215144 dcharlton@lcpproperties.co.uk