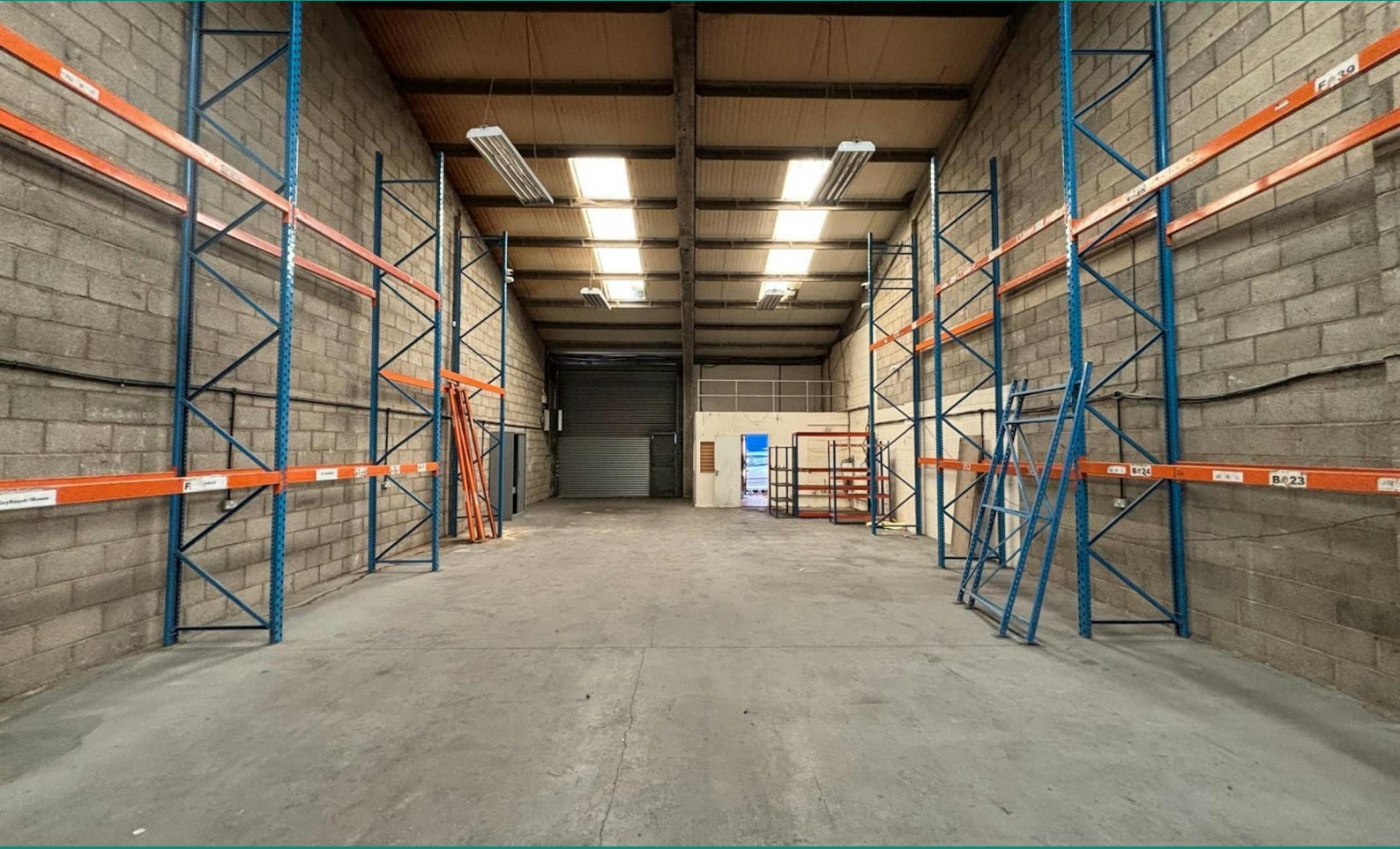




Unit 15.2

Curtis Industrial Estate, Oxford, OX2 0LX

**Well-located
industrial/warehouse unit
close to Oxford city centre
and the A34**

1,958 sq ft
(181.90 sq m)

- Adjacent to the A34
- Close to local amenities and facilities
- 1 Mile from Oxford City Centre and Train Station
- Existing Internal Racking
- Existing Office

Unit 15.2, Curtis Industrial Estate, Oxford, OX2 0LX

Summary

Available Size	1,958 sq ft
Rent	£15 per sq ft
Rates Payable	£5.24 per sq ft
Rateable Value	£18,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

Description

Curtis Industrial Estate comprises 28 industrial units arranged across three terraces around a central car parking area. The estate provides a mix of steel portal frame and prefabricated concrete units.

Unit 15.2 extends to approximately 1,958 sq ft (182 sq m) and comprises a spacious warehouse area with roller shutter access and an eaves height of approximately 3.66m (12 ft). The accommodation also includes a ground floor office with a mezzanine area above and benefits from existing internal racking.

Location

Curtis Industrial Estate is situated off North Hinksey Lane, close to Botley Road and approximately one mile west of Oxford City Centre and Oxford railway station.

The estate is conveniently positioned adjacent to the A34, providing excellent access to Oxford's ring road and wider regional road network, including connections towards the M40 to the north and M4 to the south. The property also benefits from proximity to the amenities and facilities available in Botley and Oxford City Centre.

Accommodation

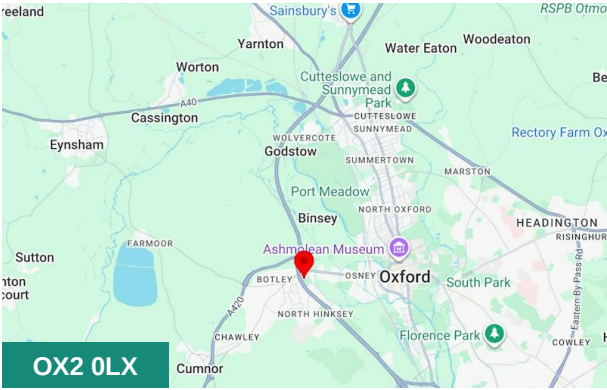
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,958	181.90	Available
Total	1,958	181.90	

Terms

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed. The lease is to be excluded from the security of tenure provisions for the Landlord and Tenant Act 1954.

A service charge will be payable in respect of the management, maintenance and repair of the external structural and common parts within the building of which the premises forms part.



Viewing & Further Information



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