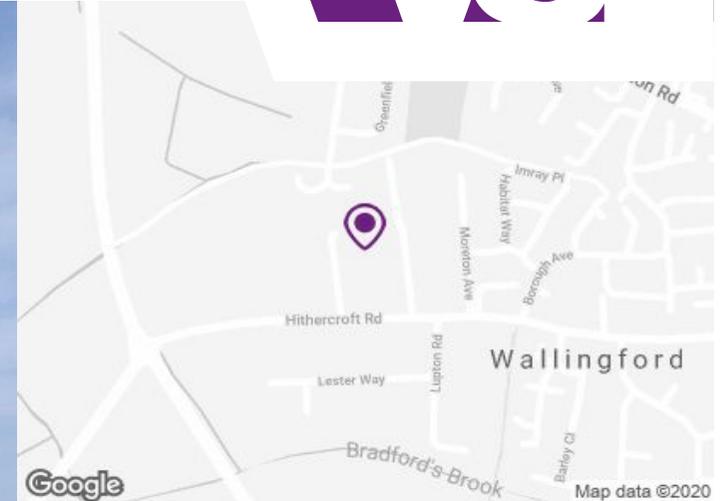


# Industrial / Warehouse For Sale

Unit F Moses Winter Way , Wallingford, OX10 9FE



Tenure: For Sale  
Size: 2,914 sq ft  
Price: £350,000

## Description

Unit F is located within Wallingford's established industrial area and is located on the Hithercroft Industrial Estate approximately midway between the M4 and M40 corridors, close to the A34 trunk road. The unit benefits from excellent access to Oxford/Birmingham, Reading and Newbury and High Wycombe/M25/Central London. The comprises a two storey unit providing accommodation on the ground floor and first floor. The unit comprises a warehouse/business unit that has been substantially improved by the current owner to include a mezzanine area that provides additional offices/storage and amenity space.

- AVAILABLE FREEHOLD WITH VACANT POSSESSION
- 6m clear internal eaves height
- 4m x 3.5m loading door
- 3m clear internal height below the first floor accommodation
- Single ground floor unisex WC
- 11m clear loading yard
- 4 car parking spaces

## Accommodation

	Sq Ft	Sq M
GF Warehouse and Offices	1,558	145
FF Original Offices	278	26
Kitchen/WC area	111	10
<b>Total</b>	<b>1,947</b>	<b>181</b>
Mezzanine Stores/Offices	967	90

## Costs

Price	Rateable Value	Service Charge	EPC
£350,000		TBC	E114

## Terms

Last updated 01/12/2020



## Get in Touch

For more information please email Tom Barton at [tbarton@vslandp.com](mailto:tbarton@vslandp.com).

Alternatively call us on 01865 848488 to discuss any property requirements.



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