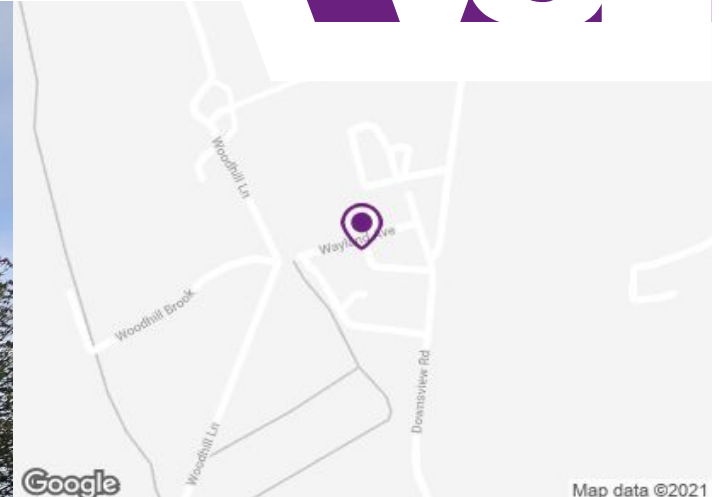


# Industrial / Warehouse Under Offer

B5 Grove Business Park , Wantage, OX12 9FA



Tenure: Under Offer

Size: 6,482 Sq Ft

Under Offer: £11.50 per sq ft

## Description

B5 Grove Business Park is a brand new industrial warehouse unit. Grove Business Park lies 2 miles from Wantage, an attractive market town with amenities including restaurants, retail and leisure. The Business Park is well established and accommodates over 60 businesses.

- ▼ Ground floor slab loading capacity of 25kN/m<sup>2</sup>
- ▼ Thermally efficient insulated cladding roof and walls with 10% roof lights
- ▼ LED lighting to offices and warehouse and fully double glazed
- ▼ Electrically operated roller shutter door 5 metre high - with 6m eaves height
- ▼ First floor offices with integrated LED light fittings
- ▼ Integrated kitchen and disabled WC and shower facilities
- ▼ Raised access computer flooring
- ▼ 14 car parking spaces including disabled space

## Accommodation

	Sq ft	Sq m
Ground floor	5,028	467
First floor	1,454	135
Total	6,482	602

## Costs

Under Offer	Rateable Value	Service Charge	EPC
£11.50 per sq ft	To be assessed.	£0.79 per sq ft	B34

## Terms

Upon application.

Last updated 19/08/2021



## Get in Touch

For more information please email Duncan May at [dmay@vslandp.com](mailto:dmay@vslandp.com).

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



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