

FOR SALE / TO LET Unique warehouse / Industrial facility on 3.1 acre site **49,400 sq ft (4,589 sq m)**



- Detached warehouse / industrial space
- 7m eaves height
- Large yard with potential to be secured
- Refurbished offices
- Substantial mezzanine facility

35 Range Road, Witney OX29 0YD

DESCRIPTION

35 Range Road comprises a substantial detached warehouse facility set within a site of approximately 3.1 acres. The property has the benefit of 2 substantial yards which could be readily secured. The building has a highly visible frontage to Range Road with a large glazed elevation providing a high quality image that would suit occupiers within the technology market. The unit benefits from the following:-

- Two storey refurbished offices to include partitioning
- 7m eaves height (6m clear to haunch)
- Dual level substantial loading access yards
- Large canteen facility
- Substantial mezzanine facility to provide enhanced production area or additional storage
- Separate further office area
- Site area of 3.1 acres providing low site cover of 36%
- Heating and lighting to warehouse

ACCOMMODATION

The building provides the following approximate gross internal areas:-

	Sq Ft	Sq M
Ground floor warehouse	34,705	3,224
Canteen	1,285	119
Ground floor offices	6,705	623
First floor offices	6,705	623
Total	49,400	4,589



LOCATION

Witney is the principal town in West Oxfordshire. The town has experienced substantial growth over the last few years resulting in a number of residential and commercial developments and a vibrant town centre. Witney is well connected to Oxford and the A34 via the A40 which also provides access to Cheltenham and the M5. 35 Range Road is prominently situated within the Windrush Park development which lies to the north west of Witney town centre. The site is accessed directly from Range Road which in turn links into Deer Park Road providing access to both the town centre and the A40.

TENURE/TERMS

The property is held freehold. The preference is for a sale of the freehold interest, but consideration may also be given to a lease. The quoting

price for the freehold interest is £4,750,000 plus VAT. Leasehold terms are available upon application.

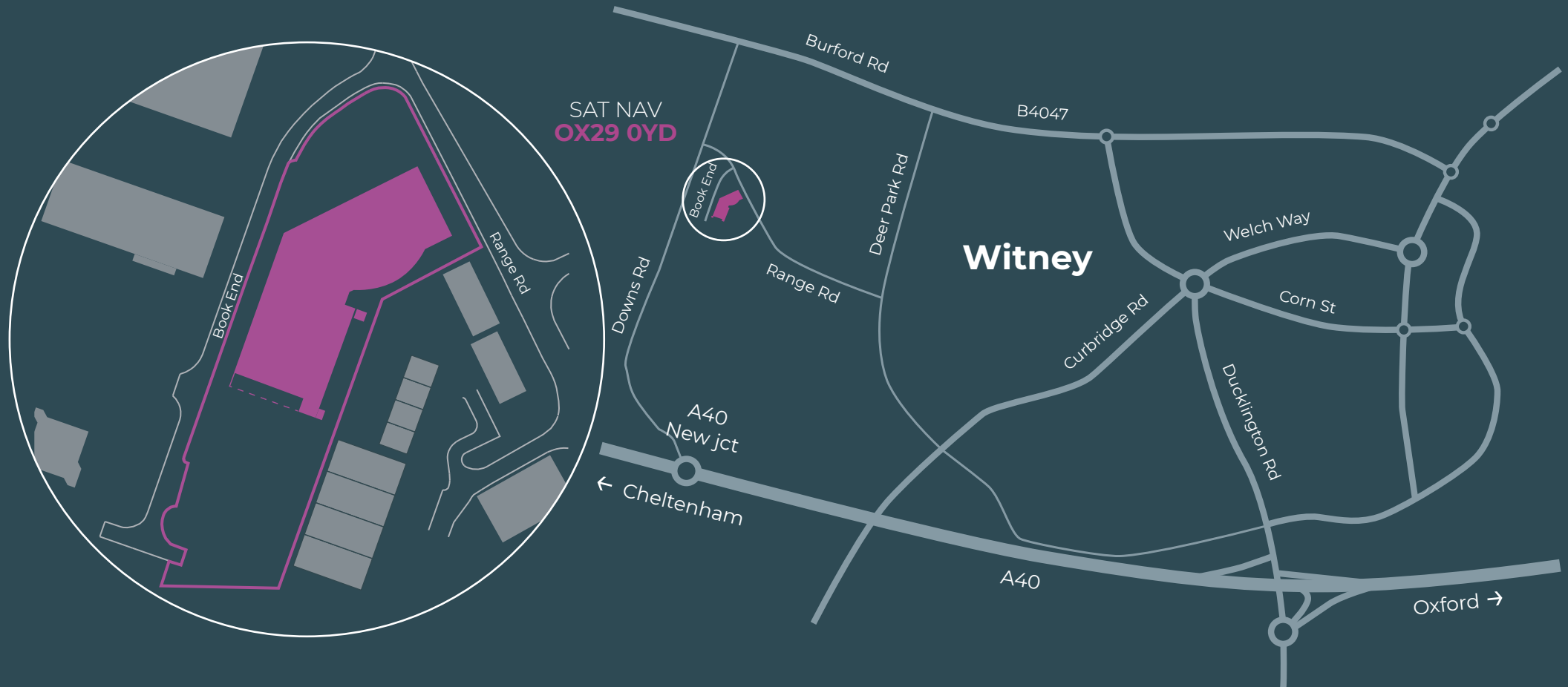
PLANNING

The building was granted planning permission as warehouse and offices in 1998. The original allocation of the land was for uses within B1, B2 and B8.

BUSINESS RATES

Rateable Value (2017):£210,000

2019/20 Multiplier: 0.504





VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE

D-81

VIEWINGS

Strictly by appointment with the joint letting agents:



Tom Barton
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