

FOR SALE

Carter Jonas



**UNIT 20
GROVE BUSINESS PARK
DOWNSVIEW ROAD
WANTAGE
OX12 9FE**

**Modern Tech HQ Facility with
Secure Yard For Sale**

- 17,677 sq. ft (1,642.23 sq. m)
- Secure Yard
- Kitchen and WC's
- First Floor Offices
- Car Parking

LOCATION

Grove Business Park is a 32-acre commercial site consisting of approximately 260,000 sq ft of new build and legacy office, industrial and R&D accommodation.

The park is situated in south Oxfordshire, two miles north of Wantage and is accessed from the A338, which leads to the M4 (J14) and towards the A420 Oxford which connects to the A34.

The market town of Wantage provides a range of national and local brand shops and amenities along with transport links to the surrounding area.

DESCRIPTION

The property comprises a self-contained hybrid office and industrial unit, purpose designed and built for the current owner in c.2006. The building is of steel frame construction with a mix of metal cladding and glazing under a pitched metal roof. The entrance of the building has a fully glazed double height atrium providing access to the ground and first floor.

Most of the ground floor has been fitted out to provide a mix of laboratory, assembly and storage areas, together with a self-contained staff canteen/training room which can be separated securely from the production area. There is roller shutter access from the workshop directly onto the yard.

The first floor comprises fully fitted office accommodation with partitioning providing a number of private office suites.

Given the nature of the building, with relatively low internal heights, we should record that this may deter some parties.

- The property has the following key specifications:
- Fluorescent and LED Strip Lighting (Warehouse)
- Suspended Gas Space Heaters (Warehouse)
- Male & Female WCs on each floor
- DDA WC
- Suspended Ceilings (Offices and Labs)
- Perimeter Trunking
- Gas Central Heating

ACCOMMODATION

The unit has the following approximate gross internal area, measured in accordance with the RICS code of measuring practice 6th edition.

	Sq m	Sq ft
Ground Floor	1,095.69	11,794
First Floor	546.50	5,883
Total	1,642.23	17,677

TENURE

The Long Leasehold interest of 999 years from 19th December 2003 at a peppercorn ground rent.

PRICE

On Application.

BUSINESS RATES

The property has a rateable value of £203,000

Interested parties should make their own enquiries direct with South Oxfordshire District Council to establish rates payable.

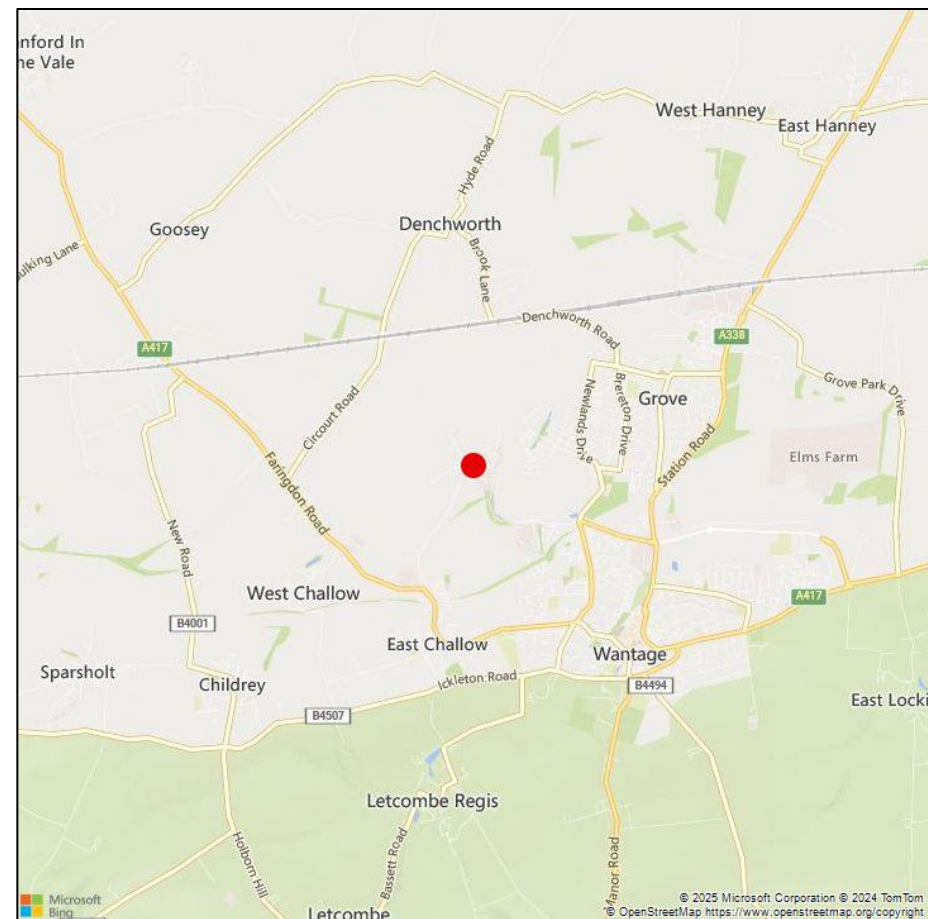
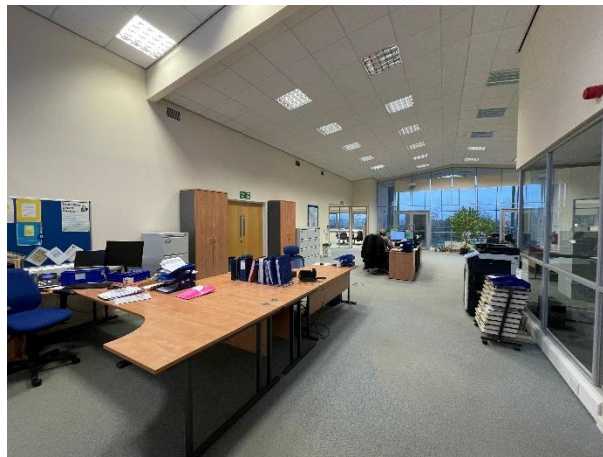
VAT

The property has been elected for VAT.

EPC

EPC rating C- 61 – further details on application.

21.01.2025



Viewing by appointment through Carter Jonas

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