

# TO LET Warehouse/light industrial premises at Unit H4/01, Milton Road, Didcot, in southern Oxfordshire



## General description

A single-storey, end terrace warehouse/light industrial unit comprising of a steel portal frame with part block and profile metal sheet cladding under a pitched clad roof. Situated within 1.5 miles of the A34, via the Milton Interchange near Didcot and approximately 12 miles south of Oxford city.

## Location

Post code OX11 7HH. Milton Road is located on the eastern edge of "Milton Park" near Didcot, which connects to the A4130 via Park Road providing easy access to the A34 Trunk Road. The location is also close to Didcot Parkway railway station.

## Accommodation (all dimensions approximate)

Refurbished in 2015, this largely open plan unit has overall dimensions of 15.32m x 15.01m/50'2" x 49'2" so a gross internal area of approx. 229.95sq.m/2,475sq.ft., including an enclosed office space to the front and welfare facilities to the rear. There are two x electrically operated rolling doors to the front and rear plus an emergency door. The main area is 5.86m to the roof pitch, there is a solid concrete floor throughout and a 3 phase electricity supply. Off-road parking is to both front and rear.

## Permitted use

As per Use Class B2 General industry & B8 Storage and distribution of the amended Use Classes Order as of 2021. Prospective tenants must therefore please satisfy themselves that their proposed use will be compliant with planning policy.

## Price guide and terms

Rent guide - £2,291.67pcm/£27,500.00pa exclusive of any other tenant's outgoings, under an internally repairing and insuring lease of negotiable length but not less than 2 years initially.

A formal tenancy application and references are required at a cost of £120.00 incl. VAT.



### VAT

We understand the premises are opted in for VAT purposes so VAT is payable in addition.

### Business Rates

Rateable Value - £17,750 (April 2023). The Small Business Multiplier for 2025/26 is x 0.499 (= £8,857.25 payable) Please contact VWHDC (see below) directly for confirmation.

### Services

Mains water, electricity and drainage are connected. Telephone/broadband by tenant's own subscription.

### EPC

C/72. Full details are available on request.

### Local planning and rating authority

Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon, OX14 3JE  
Tel: 01235 422422

### Viewing

By prior appointment with the sole letting agent Green & Co. Commercial and Development Agency, Monday to Friday only between 9am and 6pm. Tel. 01235 763561 ref. OM or email: [oliver.martin@greenand.co.uk](mailto:oliver.martin@greenand.co.uk)

33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. [cda@greenand.co.uk](mailto:cda@greenand.co.uk)

[www.greenand.co.uk](http://www.greenand.co.uk)

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