

SMALL STORE OR WORKSHOP FOR LEASE



Upton Lodge,
Astrop Road,
Middleton Cheney,
OX17 2PJ

With Parking
& Loading Door



01295 983 333
wild-property.co.uk

LOCATION

The property is approximately 2 miles from junction 11 of the M40. It is situated just outside the village of Middleton Cheney, upon a small business and farm estate within the open countryside.

On arriving in the centre of Middleton Cheney, take the Astrop Road over the dual carriageway and Upton Lodge is on your left-hand side a few hundred yards beyond the village boundary.

The estate has an electric gated entrance and provides office and business premises within a lovely rural setting.



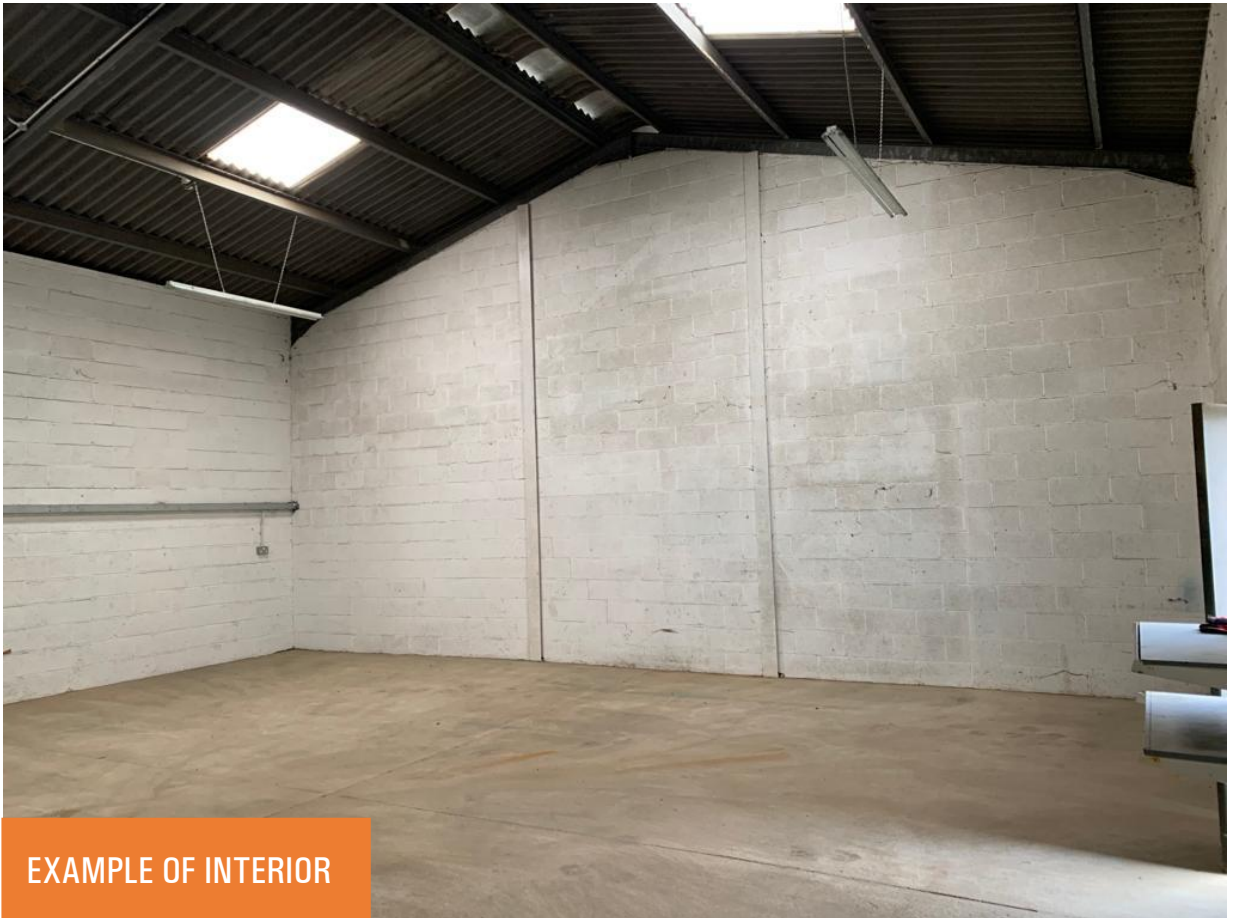
ACCOMMODATION

The store/workshop space has an electric loading door and electric lighting. Toilet and kitchenette is available within a separate building. The unit measures 9m x 9m and the loading door is 2.40 m high x 3.0 m wide.

Accommodation	Size	Monthly Licence Fee
Unit 8	81 sq m / 870 sq ft	£600 <i>(Subject to VAT)</i>

LICENCE AGREEMENT

The ingoing occupier would enter into a simple Licence Agreement. The occupier would be responsible for the electricity cost to the landlord and, if required, for organising its own broadband and phone line. The premises qualify for Small Business Rates Relief. The Licence allows the occupier to give three month's notice in the event of needing to end the arrangement. A deposit of one month's rent is required.



EXAMPLE OF INTERIOR

FURTHER INFORMATION

Contact Neil Wild or Kelly Harries

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VIEWINGS

Viewings must be carried out by arrangement and we would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable.



EXTERIOR





IMPORANT NOTICE

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1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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5. Any areas, measurements or distances referred to are approximate only.
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