



## 2A Horspath Trading Centre

Pony Road, Oxford, OX4 2RD

### Prominent Industrial unit located on Oxford ring road

**5,827 sq ft**  
(541.35 sq m)

- Prominent position within the estate
- Self contained unit with fenced yard
- 9 dedicated parking spaces
- Electric roller shutter door
- Heating, lighting and electric points already fitted
- Ground and First Floor Office accommodation
- 3 Phase Power

# 2A Horspath Trading Centre, Pony Road, Oxford, OX4 2RD

## Summary

<b>Available Size</b>	5,827 sq ft
<b>Rent</b>	£15.50 per sq ft
<b>Rates Payable</b>	£6.18 per sq ft
<b>Rateable Value</b>	£62,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (65)

## Location

Renowned for its university connections, the historic City of Oxford has become a major commercial centre in its own right, offering the dual advantages of an attractive working environment and excellent communications on a local and national level. Situated just off the M40, on the junction of the A40 and A34 trunk roads, the city commands a strategic position on the national road network. The subject premises occupy a prominent position on Horspath Industrial Estate and neighbouring occupiers on the estate include Topps Tiles, Screwfix, Toolstation, City Plumbing Supplies and Howden Joinery

## Description

The subject premises comprise a prominent industrial unit arranged internally so as to provide a largely open plan workshop with integral 2-storey office block. The yard is self contained and secure with palisade fencing whilst also housing 9 dedicated parking spaces.

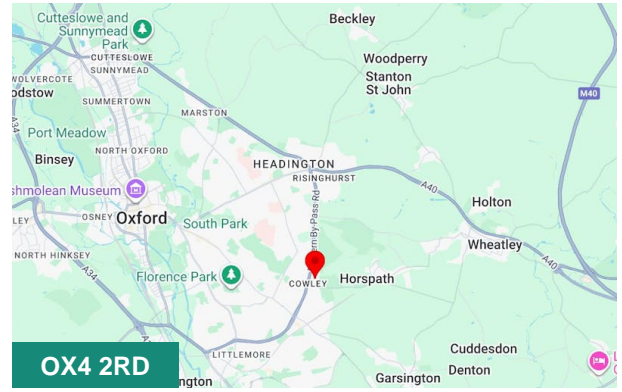
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse and Office	5,172	480.49	Available
1st - Office	655	60.85	Available
<b>Total</b>	<b>5,827</b>	<b>541.34</b>	

## Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.



## Viewing & Further Information



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