

Well Let Industrial Investment | For Sale

CBRE

4 Chancerygate Business Centre, Langford Lane, Kidlington, OX5 1FQ
3,007 Sq Ft (279 Sq M)



Property

4 Chancerygate Business Centre is an end of terrace warehouse/industrial unit arranged internally so as to provide a regular unobstructed workshop, together with high quality first floor mezzanine and office area.

Property Benefits

Clear eaves height of 6.1m	First floor mezzanine with part fitted office
Electrically operated loading	30kN per sq m floor loading
3 phase electricity	WC/Disabled WC
Loading and parking to front and one additional space	Reception area

Location

Chancerygate Business Centre Kidlington is situated on Langford Lane, directly opposite Oxford Airport, in the heart of Kidlington’s commercial area. The site is within easy access via the A34 to Junction 9 of the M40 (5.7 miles), Oxford City Centre and Railway Station and Junction 13 of the M4 (31 miles); more locally Hanborough railway station is 5 miles.

Accommodation

The property benefits from the following approximate gross internal areas:-

Ground floor warehouse	2,200	204
First floor mezzanine/office	807	75
Total	3,007	279



Investment Summary

4 Chancerygate Business Centre			
Tenant	Oxford Vehicle Servicing Ltd	Rent	£38,750 per annum plus £15,500 rent deposit
Demise	4 Chancerygate Business Centre	Rent review	January 2029 to Market Rent (upwards only)
Lease term	15 years from 29.01.2024	Repair	Full repairing and insuring lease

The rent reflects a relatively low passing rent of £12.88 per sq ft. CBRE’s considered view is that headline rents are now £15.00 per sq ft plus.

Quoting Price

The quoting freehold price is **£575,000** (five hundred and seventy five thousand pounds only).

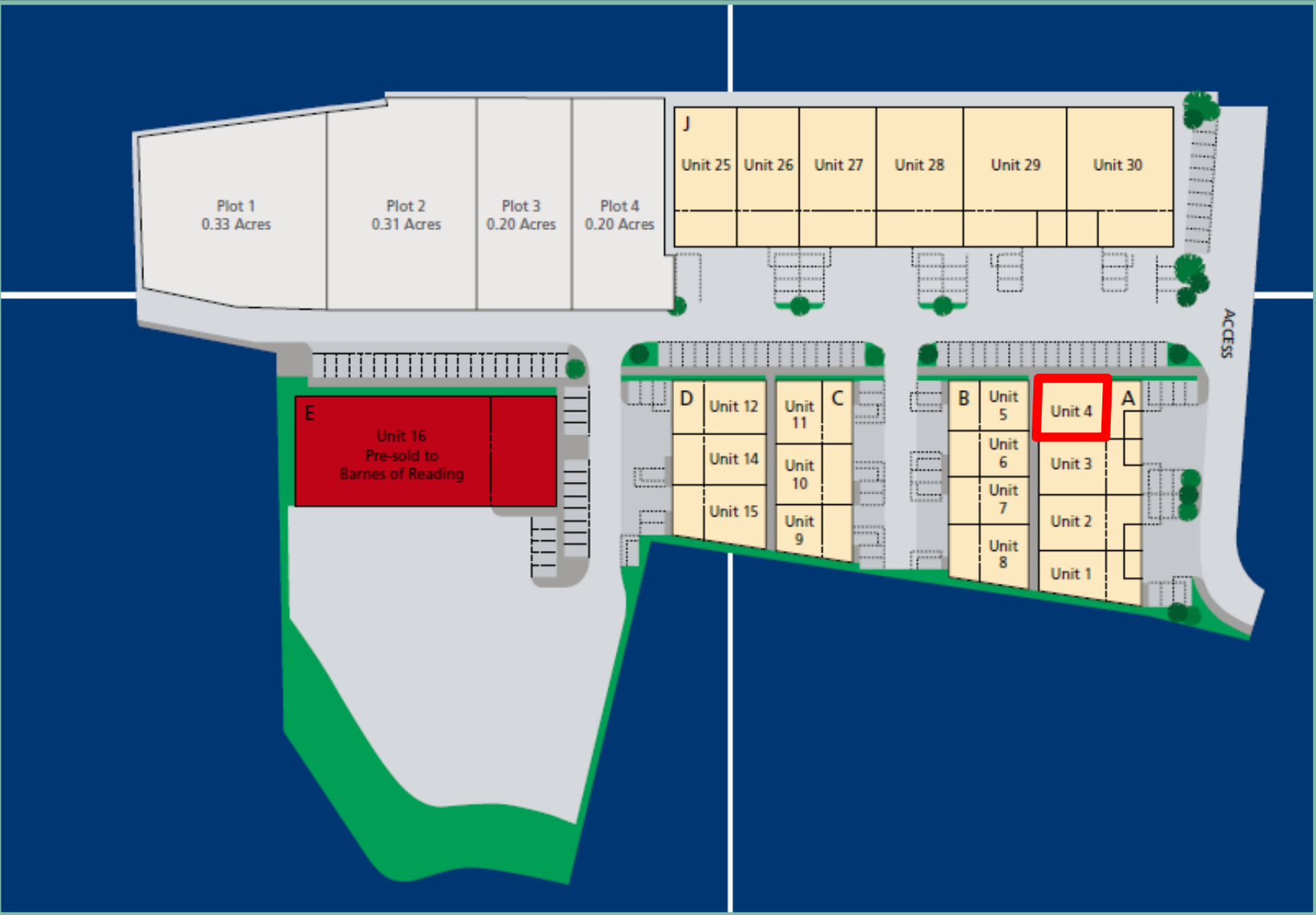
Outgoings

2026/2027 Rateable Values:	EPC	VAT
4 Chancerygate Business Centre - £38,250	E 107	VAT is applicable upon the sale of the investment.

Legal Costs

Each party to bear their own legal costs in relation to this transaction.





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