Oxfordshire OX28 4FH

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)





Freehold Trade Counter Investment

Oxfordshire OX28 4FH





Property Information

Freehold Trade Counter Investment

- Let to Rexel UK Limited until May 2030 (no breaks)
- Rent increased at May 2025 review
- Tenant June 2025 break option not exercised
- Approximately 526.33 sq m (5,665 sq ft)
- Established Trade Counter and Industrial Estate location adjacent to A40
- Nearby occupiers include Travis Perkin, Howdens, Toolstation, Screwfix, Royal Mail, B&Q and Jewson

Lot	Auction
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Status Rent £56,208 per Annum Exclusive Available

Sector

Trade Counter/Builders Merchants

30th October 2025

Live Streamed Auction

B&Q and Jewson.

Auction Venue

Location

10 miles west of Oxford, 14 miles south of Chipping Norton, 60

miles north-west of London

A40. M40 Roads

Rail Hanborough Railway Station, Oxford Railway Station

London Heathrow Airport

Situation

Miles

The property is situated in the well established Witan Park Industrial Estate, immediately adjacent to the A40 and some 10 miles west of Oxford. Nearby occupiers include Travis Perkin, Howdens, Toolstation, Screwfix, Royal Mail,

Tenure

Freehold.

Description

The property comprises a ground floor trade counter/warehouse together with mezzanine and first floor. The site benefits from a customer car parking area to the front of the building.

VAT

VAT is applicable to this lot.

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

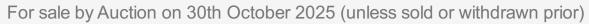
Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First Mezzanine	Trade Counter Ancillary Ancillary	531.43 15.92 38.23	(5,720) (171) (412)		10 years from 22/05/2020	£56,208.75 (2)
Total		585.58	(6,303)			£56,208.75

⁽¹⁾ Rexel is an electrical wholesaler operating from over 200 stores across the UK (www.rexel.co.uk). For the year ending 31/12/2023 Rexel UK Limited reported a Turnover of £705,134,000, a Pre-Tax Profit of negative £9,730,000 and a Shareholders Funds of £165,973,000 (NorthRow).

⁽²⁾ The rent increased at the May 2025 rent review.

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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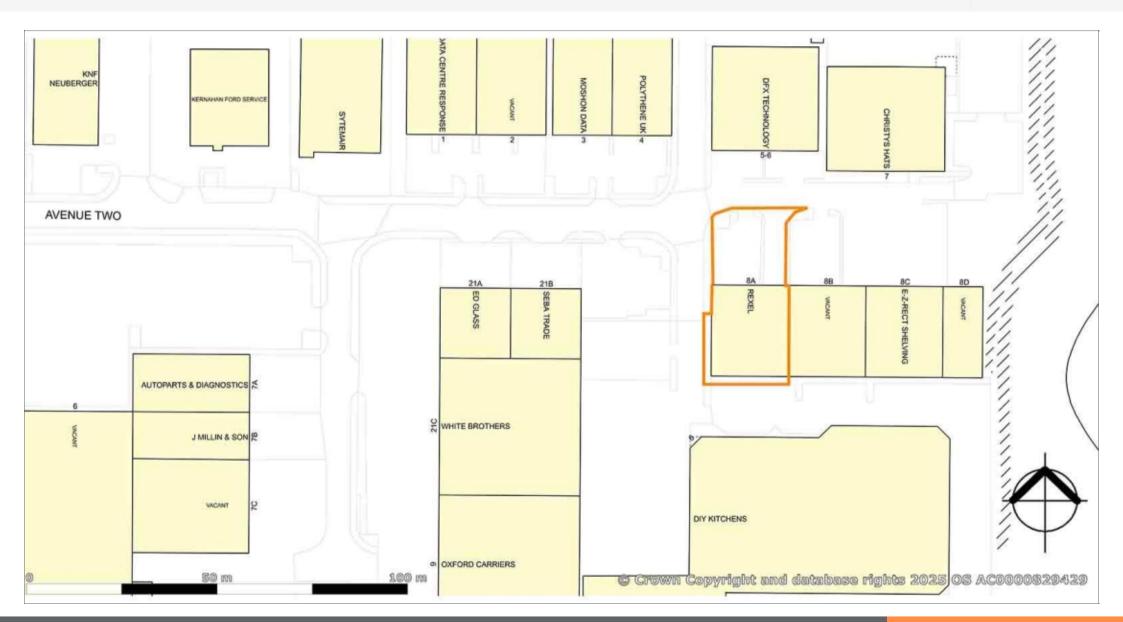


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