

**Lot 21, Rexel, Unit 8a Witan Park Industrial Estate, Avenue 2, Station Lane, Witney,
Oxfordshire OX28 4FH**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Property Information

Freehold Trade Counter Investment	
<ul style="list-style-type: none">Let to Rexel UK Limited until May 2030 (no breaks)Rent increased at May 2025 reviewTenant June 2025 break option not exercisedApproximately 526.33 sq m (5,665 sq ft)Established Trade Counter and Industrial Estate location adjacent to A40Nearby occupiers include Travis Perkin, Howdens, Toolstation, Screwfix, Royal Mail, B&Q and Jewson	
Lot	Auction
21	30th October 2025
Rent	Status
£56,208 per Annum Exclusive	Available
Sector	Auction Venue
Trade Counter/Builders Merchants	Live Streamed Auction

Location	
Miles	10 miles west of Oxford, 14 miles south of Chipping Norton, 60 miles north-west of London
Roads	A40, M40
Rail	Hanborough Railway Station, Oxford Railway Station
Air	London Heathrow Airport
Situation	
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, B&Q and Jewson.	
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.

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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)	REXEL UK LTD (1)	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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