

Unit 1 Stationfield Industrial Estate Kidlington, Oxfordshire OX5 1JD

lot 32

Freehold Industrial Investment

- Let to Menard Competition Technologies Limited
- Approximately 1,034.50 sq m (11,135 sq ft)
- Established industrial estate adjacent to Oxford Airport and close to Langford Locks Industrial Estate and Oxford Motor Park
- Excellent Access to the M40 (Junction 9) via the A4260 and A34

Rent
£65,000
per annum
exclusive



On instructions from Targetfollow (Kidlington) Limited, a wholly owned subsidiary of Targetfollow Property Holdings Limited (in administration)

Location

Estimated District Population: approximately 154,000 (Oxford)
Miles: Oxford (3 miles south)
Roads: A4260, A34, M40, M4, A40, M5
Rail: Oxford Railway Station (direct to London Paddington)
Air: Oxford Airport and Heathrow International Airport

Situation

The property is situated on the established Stationfield Industrial Estate, less than a mile from Kidlington and adjacent to Langford Locks Industrial Estate and Oxford Motor Park. The property benefits from excellent access to Oxford and to the M40 (Junction 9) via the A4260 and A34. Nearby occupiers include A Jackson (Electrical) Ltd, Fingerprint, BHL Builders and other local traders.

Description

The property comprises a ground floor warehouse used predominantly for workshops with additional storage space, while the first floor level comprises office accommodation. The property benefits from a total approximate site area of 0.152 hectares (0.376 acres).

Tenure

Freehold.

VAT

This lot is opted to tax but a sale as a TOGC may be possible.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground & First	Warehouse / Office	1,034.5 sq m (11,135 sq ft)	MENARD COMPETITION TECHNOLOGIES LIMITED (1)	5 years from 18/03/2010 on a full repairing and insuring lease	£65,000	17/03/2015
Totals		1,034.5 sq m (11,135 sq ft)			£65,000	

(1) Menard Competition Technologies (MCT) has been behind some of the most innovative and prestigious automotive and motorsport engine projects of the last twenty years and has unrivalled expertise in engine design, prototyping, build and delivery of turnkey automotive engine programmes.
(Source: www.mctuk.com 11/11/2010)

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