



## Former ATS Centre

1 Horspath Road, Oxford, OX4 2QL

### Prominent Industrial Premises Available

**10,758 sq ft**

(999.45 sq m)

- Excellent Road Frontage
- 4.5 km from Oxford City Centre
- 0.45 Acre Site Area
- 20 car parking spaces at front and rear

## Summary

<b>Available Size</b>	10,758 sq ft
<b>Passing Rent</b>	£112,500 per annum
<b>Rates Payable</b>	£53,280 per annum Current 2026,2027 Rates List
<b>Rateable Value</b>	£111,000
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises an industrial warehouse unit with forecourt parking/loading to the front elevation and a substantial rear yard providing access to four loading doors together with a pedestrian entrance leading to the reception area, and the garages. The unit is constructed on a steel portal frame beneath a pitched roof. Internally, the accommodation comprises a large workshop and tyre storage area, reception, staff facilities, WCs, first floor staff accommodation and mezzanine storage. The property has an approx. eaves height of 3.54m, and 3 roller shutter doors at the rear of 3.92m.

## Location

The property is located on Pony Road within the established Cowley industrial area of Oxford, approximately 3 miles south east of Oxford city centre. The estate occupies a prominent commercial location close to the A4142 Eastern Bypass, with nearby occupiers including a range of trade counter, industrial and automotive operators.

## Accommodation

The accommodation comprises the following areas and a 726 sq ft mezzanine:

Name	sq ft	sq m	Availability
Ground - Workshop	9,594	891.31	Available
Ground - Garages	885	82.22	Available
1st - Staff Room	277	25.73	Available
<b>Total</b>	<b>10,756</b>	<b>999.26</b>	

## Terms

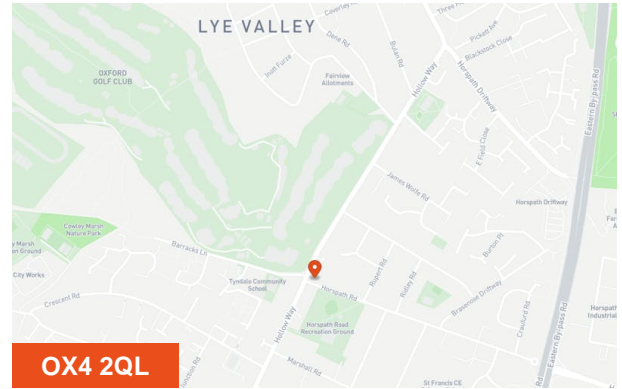
The property is available by way of an assignment of the existing lease which was granted for a term of 15 years from 14th June 2014 with 5 yearly open market rent reviews and break options in years 5 & 10.

## Use

B1/B2/B8, Tyre & Exhaust Centre.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



## Viewing & Further Information

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### George Ives

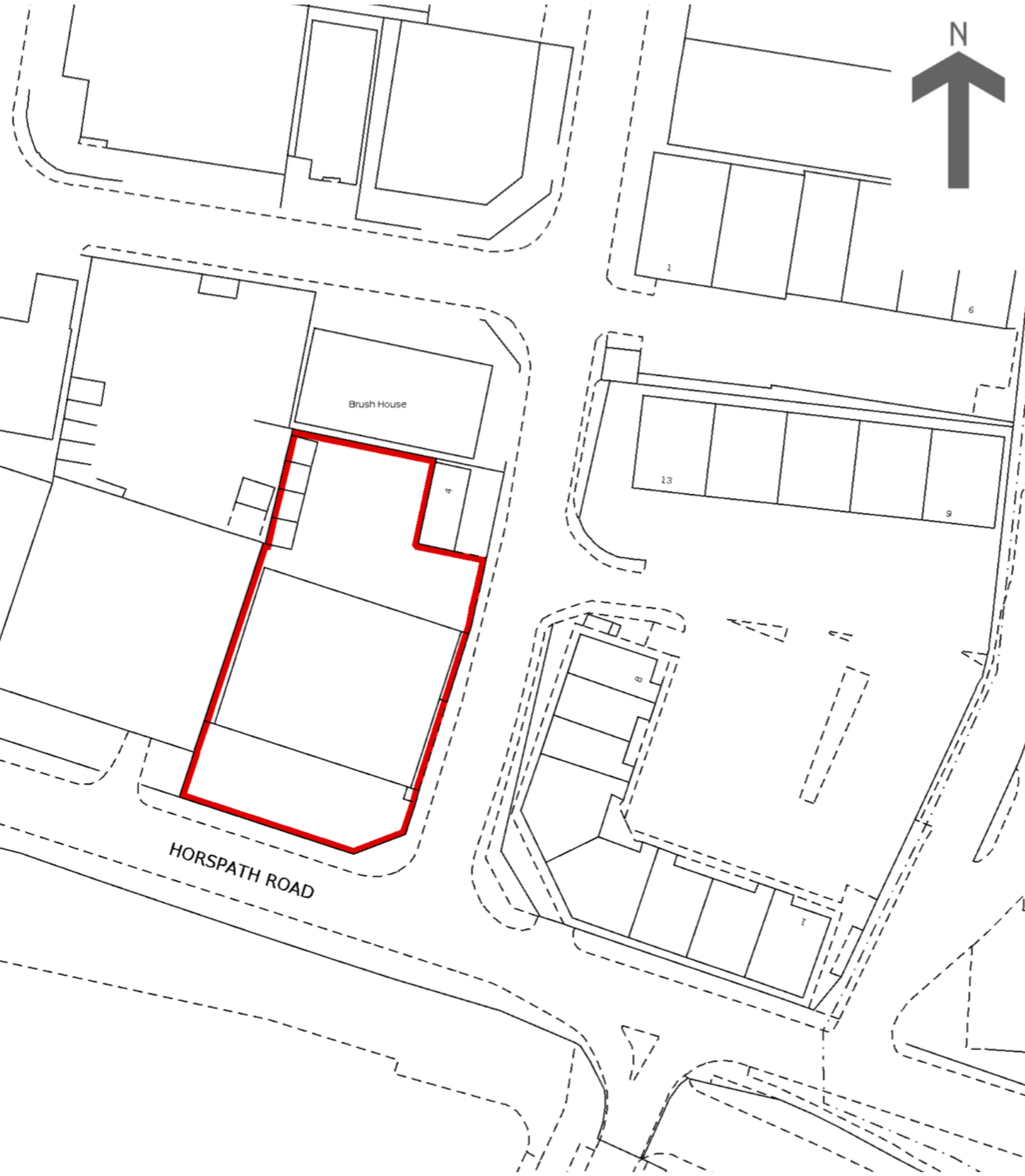
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Brush House

HORSPATH ROAD

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