

# UNITS TO LET

5,736 - 24,405 ft<sup>2</sup> (533 - 2,268 m<sup>2</sup>)



ESTABLISHED  
TRADE COUNTER  
LOCATION



FITTED  
OFFICES



MODERN  
PREMISES

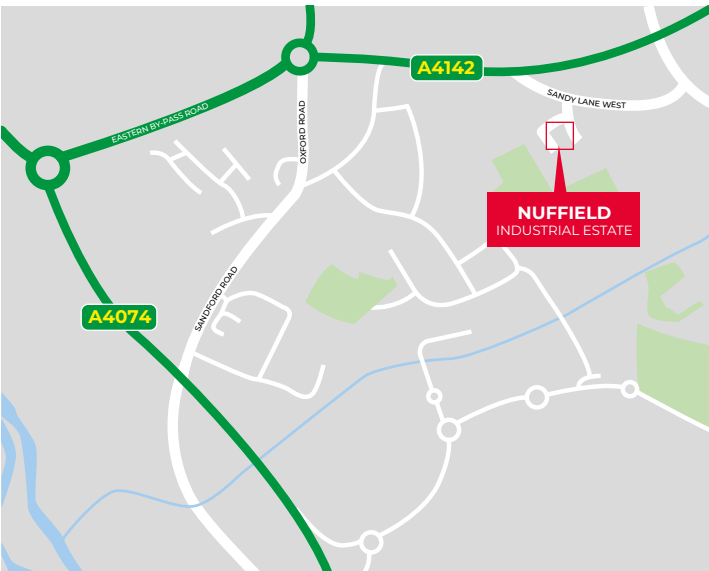
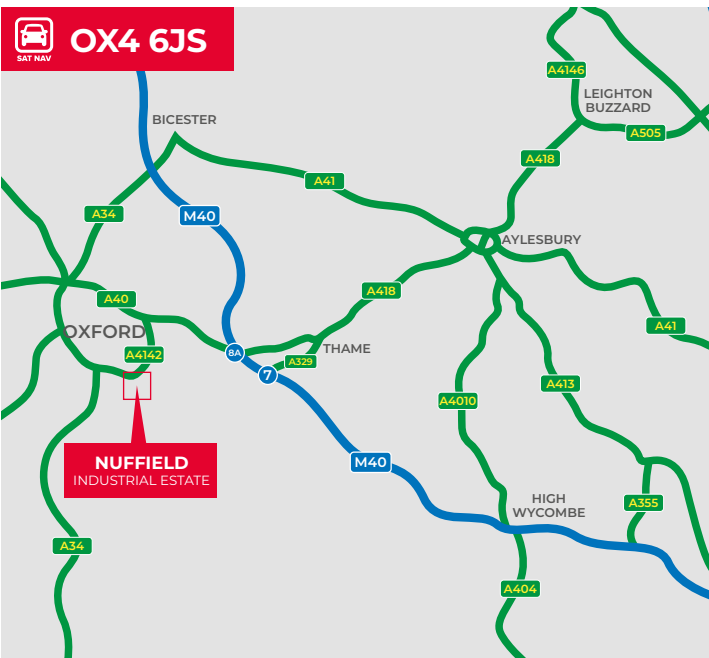


[www.ipif.com/nuffield](http://www.ipif.com/nuffield)

INDUSTRIAL/WAREHOUSE UNITS TO LET

**NUFFIELD** INDUSTRIAL ESTATE  
LEDGERS CL, OXFORD OX4 6JS





## LOCATION

Nuffield Industrial Estate is well located adjoining Oxford's Eastern Ring Road, being just off Sandy Lane West, affording easy access to the A34 (2.2 miles), M40 (9 miles) and Oxford City centre (3.7 miles).

Nearby amenity facilities include Tesco and Sainsbury's superstores and as well as neighbouring Business and Industrial Parks.

Trade operators are located nearby either on the estate or at adjacent estate within half a mile. Such occupiers include PTS, TLC, Sally Hair and Beauty, Trans Global Sports, BSS, Travis Perkins and Speedy.

## DESCRIPTION

Nuffield Industrial Estate comprises of 18 trade, warehouse and industrial units with loading areas to the front leading to the warehouse. The units incorporate an office area to the front, together with toilet facilities.

The buildings provide clear span accommodation together with a 4m high loading door and parking immediately adjacent to the building.

## SPECIFICATION

- 3 phase power supply
- Mains gas & water
- Roller shutter door
- Fitted offices
- External parking

## TENURE

New lease terms available.

## BUSINESS RATES

Available upon request.



On behalf of the landlord



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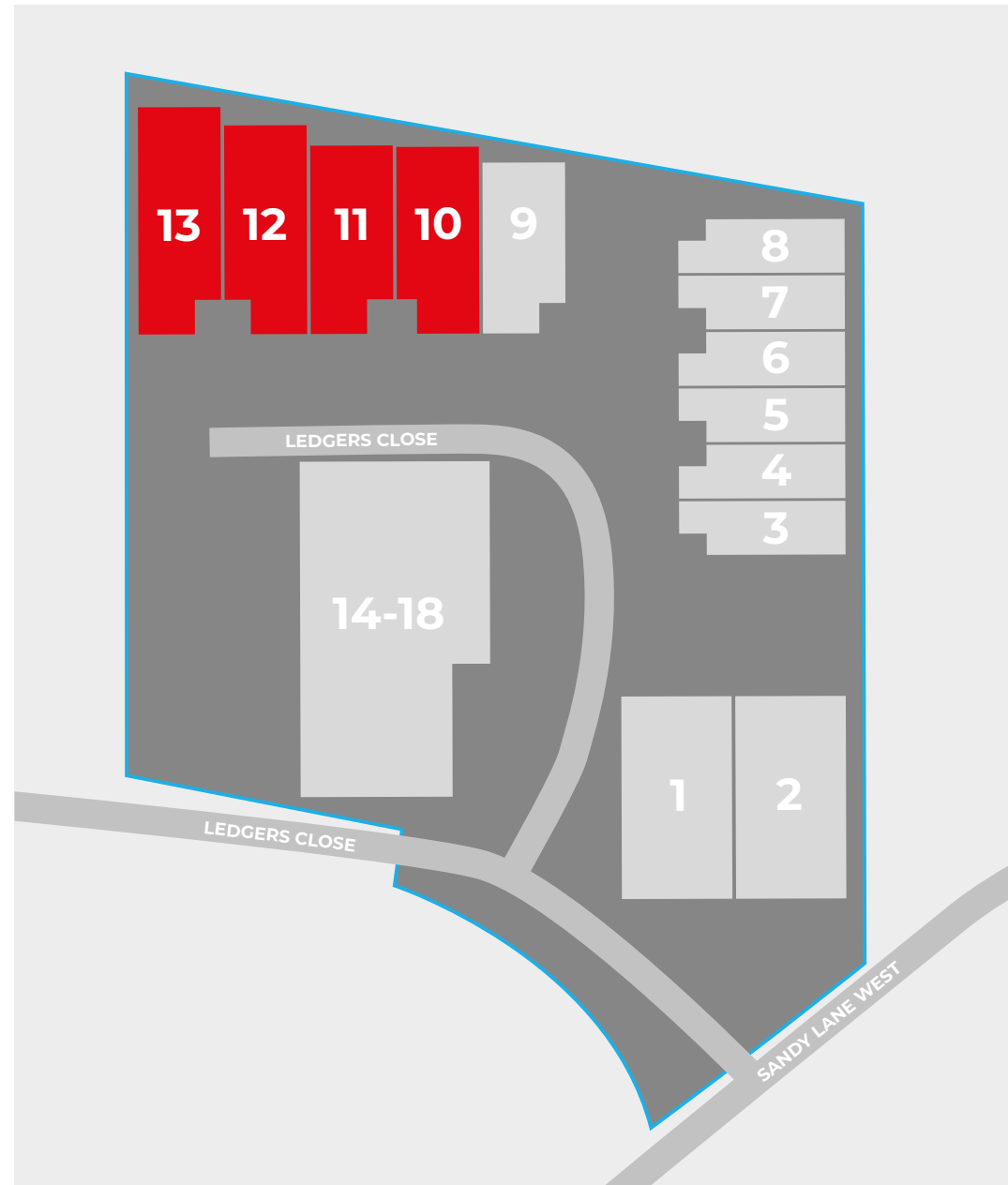
# NUFFIELD INDUSTRIAL ESTATE

LEDGERS CL, OXFORD OX4 6JSA

## ACCOMMODATION / AVAILABILITY SCHEDULE

Available accommodation comprises of the following gross internal areas.

| UNIT      | OCCUPIER                      | M <sup>2</sup> | FT <sup>2</sup> |
|-----------|-------------------------------|----------------|-----------------|
| 1         | THE BSS GROUP LTD             | N/A            | N/A             |
| 2         | THE BSS GROUP LTD             | N/A            | N/A             |
| 3         | SALLY SALON SERVICES LTD      | N/A            | N/A             |
| 4         | ALLIANCE AUTOMOTIVE UK LV LTD | N/A            | N/A             |
| 5         | TRANS GLOBAL SPORTS LTD       | N/A            | N/A             |
| 6         | KALSI PLATSICS (UK) LTD       | N/A            | N/A             |
| 7         | THE COCKTAIL SERVICES LTD     | N/A            | N/A             |
| 8         | STARCROSS TRADING LTD         | N/A            | N/A             |
| 9         | TLC (SOUTHERN) LTD            | N/A            | N/A             |
| <b>10</b> | <b>TO LET</b>                 | <b>534</b>     | <b>5,744</b>    |
| <b>11</b> | <b>TO LET</b>                 | <b>533</b>     | <b>5,736</b>    |
| <b>12</b> | <b>TO LET</b>                 | <b>579</b>     | <b>6,231</b>    |
| <b>13</b> | <b>TO LET</b>                 | <b>622</b>     | <b>6,694</b>    |
| 14-18     | ROYAL MAIL GROUP LTD          | N/A            | N/A             |



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## LEDGERS CL, OXFORD OX4 6JS

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

### ENERGY PERFORMANCE RATING

Available upon request.



INDICATIVE IMAGE

## UNITS 10 & 11



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