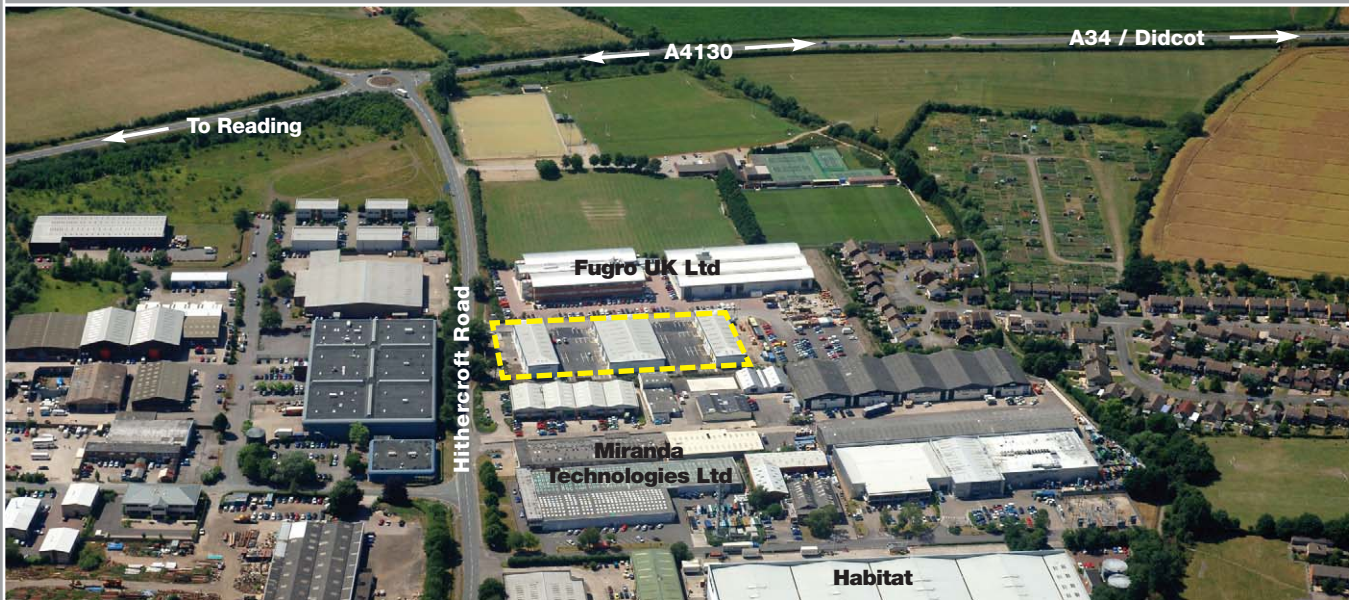


High Quality Business / Warehouse Development (Freeholds For Sale / To Let)

New units between 1,201 sq ft and 3,228 sq ft, situated between Reading and Oxford, with good access to M4, M40 and A34.



A DEVELOPMENT BY



Ravenbourne

IN CONJUNCTION WITH THE
ALLIED COMMERCIAL GROUP

JOINT AGENTS



Oxford
01865 865658

Description

Own Your Own, Wallingford, provides a high quality scheme of 21 Business/Warehouse units on a self-contained estate, available either For Sale or To Let.

- Units A – E: Prominent “50/50” two-storey Office/Production units fronting Hithercroft Road
- Units F – J: “Traditional” Business/Warehouse units with accommodation at First Floor (approximately 20% of Ground Floor)
- Units K – P: “Shell” Business/Warehouse units providing flexibility for fitting out by occupiers
- High quality accommodation
- Range of unit sizes capable of being combined
- Flexible internal layouts and unit configurations
- Generous self-contained yard areas and car parking

Accommodation

UNIT	GROUND FLOOR (PER SQ FT)	FIRST FLOOR (PER SQ FT)	TOTAL AREA (PER SQ FT)
A	1,614	1,614	3,228
B	1,614	1,614	3,228
C	1,614	1,614	3,228
D	1,614	1,614	3,228
E	1,614	1,614	3,228
F	1,614	351	1,965
G	1,694	356	2,050
H	1,694	356	2,050
I	1,694	356	2,050
J	1,614	351	1,965
K	1,201	—	1,201
L	1,247	—	1,247
M	1,247	—	1,247
N	1,247	—	1,247
O	1,247	—	1,247
P	1,201	—	1,201
Q	SOLD	SOLD	SOLD
R	SOLD	SOLD	SOLD
S	SOLD	SOLD	SOLD
T	SOLD	SOLD	SOLD
U	SOLD	SOLD	SOLD
TOTAL AREA			41,925 (SQ FT)

Approximate measured gross external floor areas





Planning

All units benefit from detailed planning permission for Business (Office / R&D / Light Industrial) and Storage and Distribution Uses (B1 and B8 Use Classes)

Features

Units A - E

- Two-storey "50/50" office/production units
- 4 m clear internal height production space at Ground Floor
- 3.4 m (h) x 3.5 m (w) loading doors
- 2.75 m finished floor to ceiling height in First Floor offices
- Fully fitted offices at First Floor
- 8.5 m loading yard
- Approximately 5 car parking spaces for each unit
- Easily converted to 100% office use

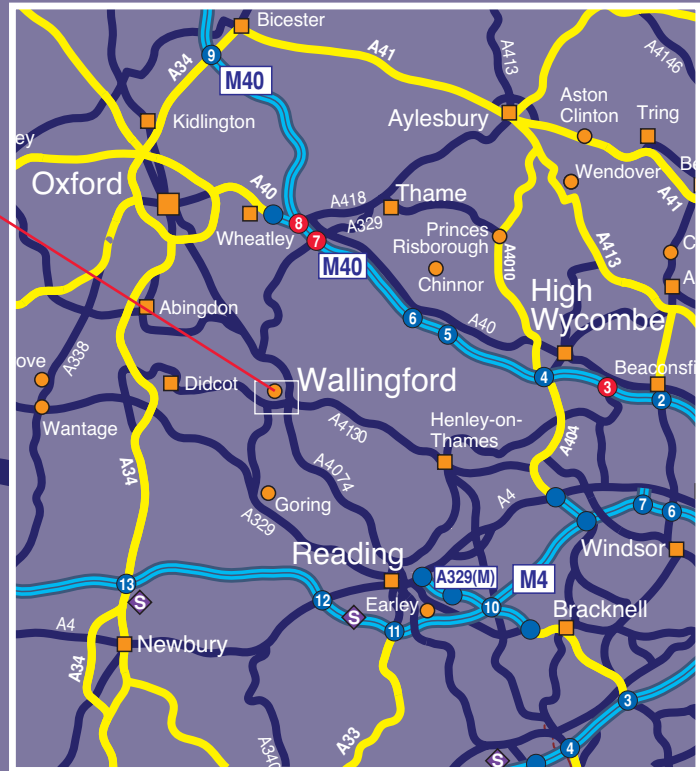
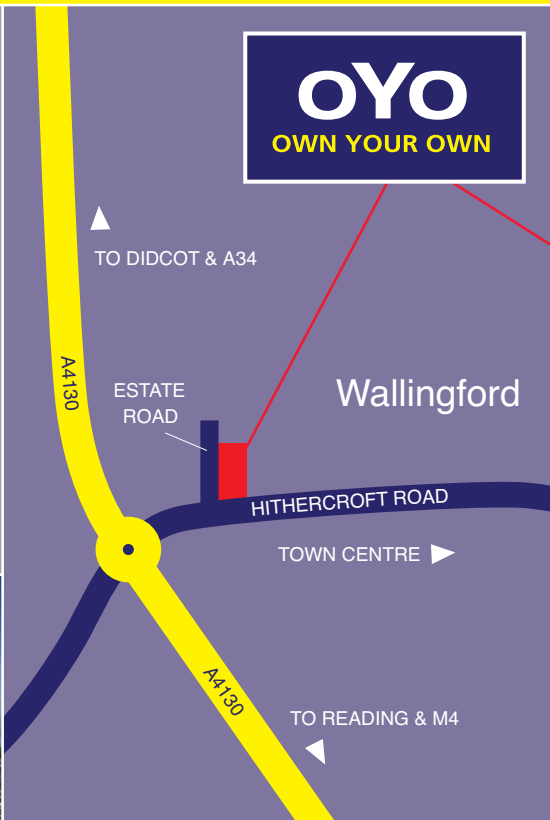
Units F - J

- "Traditional" Business / Warehouse units, providing accommodation at Ground Floor and First Floor (approximately 20% of Ground Floor)

- 6 m clear internal eaves height to warehouse areas
- 4 m (h) x 3.5 m (w) loading doors
- 3 m clear internal height below First Floor accommodation
- First Floor accommodation for office/storage use
- Ground Floor unisex accessible WC
- 11 m clear loading yard (from loading door to edge of yard)
- 4 car parking spaces per unit

Units K - P

- "Shell" Business / Warehouse units, providing accommodation at Ground Floor level only
- 6 m clear internal height
- 4 m (h) x 2.7 m (w) loading doors
- Ground floor unisex accessible WC
- 8.5 m clear loading yard (from loading door to edge of yard)
- 3 car parking spaces per unit



Location

Located within Wallingford's established industrial area, to the south-west of the town centre, the development is situated amongst a number of established commercial occupiers including Habitat.

OYO Wallingford benefits from unparalleled road links being situated approximately midway between the M4 and M40 corridors, close to the A34 trunk road. The development benefits from excellent access to Oxford / Birmingham (to the north west), Reading & Newbury (to the south) and High Wycombe / M25 / Central London (to the east).

Approximate Travel Distance

Oxford (21 miles); Reading (14 miles); M40 (J7/8) (20 miles); M4 (J13) (20 miles) and M3 (J9) (51 miles).

Further Information

To arrange a viewing or to receive further information, including floor plans and specification see www.ownyourown.co.uk or contact:

VSL & Partners Tel 01865 848488 website www.vslandp.com

Aitchison Raffety Tel 01865 865658 website www.argroup.co.uk

Haslams Tel 0118 960 1017 website www.haslams.net

or **Ravenbourne** Tel 020 8783 1044, email post@ravenbourne.co.uk

JOINT AGENTS



For further information see www.ownyourown.co.uk

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