

another **Glenmore** development
www.glenmore-group.co.uk

The Glenmore Centre

GROVE TECHNOLOGY PARK, WANTAGE, OXON

988 – 2,011 sq ft



UNITS FROM
£105,000

A NEW DEVELOPMENT OF 18 BUSINESS/INDUSTRIAL UNITS
SET IN A LANDSCAPED BUSINESS PARK LOCATION **FOR SALE OR TO LET**

KEY FEATURES

- High quality mini rib cladding
- Powder coated aluminium windows and doors
- Power floated concrete floor (15kn/m²)
- First floor suitable for fit out as offices (subject to necessary consents/regulations)
- Insulated steel clad roof incorporating 10% daylight panels
- 6m internal eaves height
- Mains gas, water, telecom and 3 phase electricity
- Full 3m clearance below first floors
- Allocated parking



**FOR SALE
OR TO LET**

TheGlenmoreCentre



Business Unit

Location

The Glenmore Centre within Grove Technology Park is situated to the west of Grove in South Oxfordshire and approximately 1 mile north of Wantage on the A338. Grove Technology Park is located 8 miles from the A34, which provides direct access to the M4, J13 and M40, J9.

Description

The Glenmore Centre is a new high quality commercial scheme providing a mixture of business and industrial units within a landscaped setting. There are two blocks of buildings comprising four terraces, which provide a total of 18 two-storey units with associated car parking. Ten business units on the outer terraces provide two-storey accommodation fitted out at first floor as offices with shell accommodation to the ground floor areas. The eight industrial units situated on the inner terraces benefit from smaller first floor areas and are presented to a shell finish.

Prices/Rents

Please see the attached schedule of quoting terms.

Tenure

The properties are available either for sale on the basis of a virtual freehold (999 year long leasehold interest) or shorter term commercial lease as set out on the accompanying schedule. A management company is to be set up with each unit bearing a proportion of an annual service charge for maintenance of the common areas and contribution to The Grove Technology Park Estate service charge.

Rateable Value

Rateable values are yet to be assessed.

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs in connection with the transaction.

Planning

Planning consent has been granted for B1/B2/BB industrial/warehouse use.

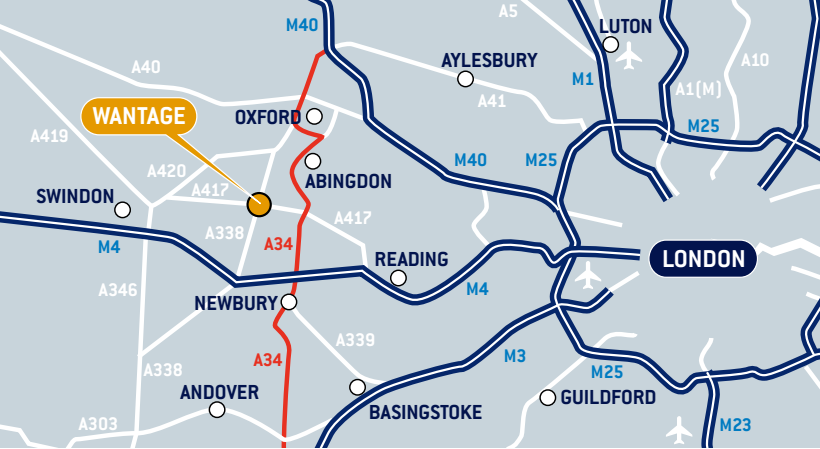
www.glenmore-group.co.uk



SCHEDULE OF ACCOMMODATION

Unit No.	Type	Ground Floor sq ft	First Floor sq ft	Total sq ft GIA
1	Business	682	612	1,294
2	Business	682	612	1,294
3	Business	682	612	1,294
4	Business	682	612	1,294
5	Business	682	612	1,294
6	Business	1,041	970	2,011
7	Industrial	997	495	1,492
8	Industrial	997	495	1,492
9	Industrial	997	495	1,492
10	Industrial	997	495	1,492
11	Industrial	678	310	988
12	Industrial	678	310	988
13	Industrial	678	310	988
14	Industrial	961	468	1,429
15	Business	678	608	1,286
16	Business	678	608	1,286
17	Business	678	608	1,286
18	Business	678	608	1,286

All figures quoted are Gross Internal Areas.



Further information

Contact the owners' joint agents:

VSL PARTNERS
www.vslandp.com
 01865 848488

Contact **Tom Barton**
tbarton@vslandp.com
 or **Richard Venables**
rvenables@vslandp.com
www.vslandp.com

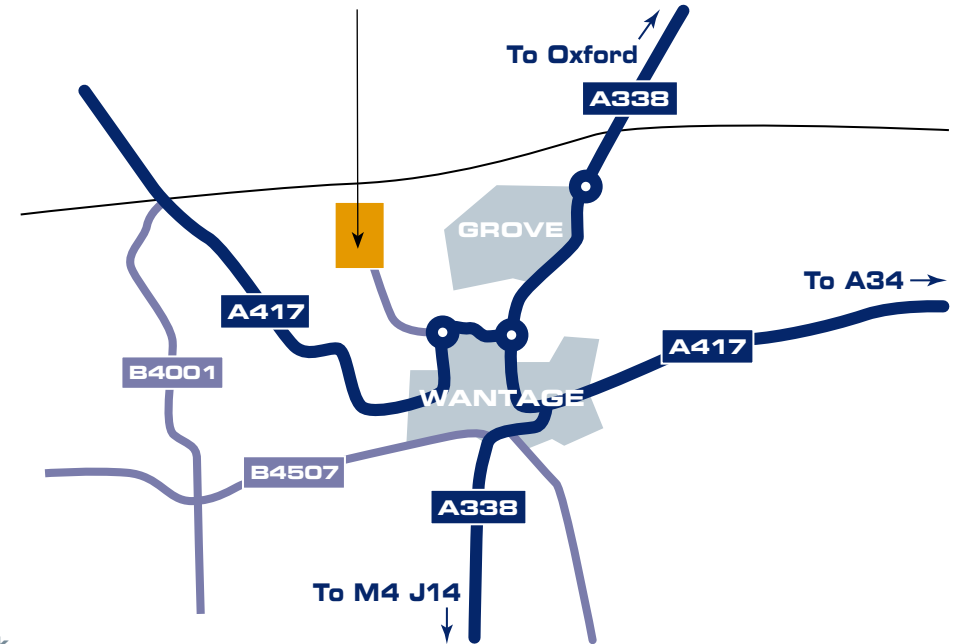
Lambert Smith Hampton
 01865 200244
MIDLAND HOUSE WEST WAY BOTLEY OXFORD OX2 0PH

Contact **Duncan May**
dmay@lsh.co.uk
 or **Charles Rowton-Lee**
CRowtonLee@lsh.co.uk
www.lsh.co.uk

GREEN & CO
 COMMERCIAL
 01235 763561

Contact **Robin Heath**
robin.heath@greenand.co.uk
 or **Matthew Green**
matthew.green@greenand.co.uk
www.greenand.co.uk

TheGlenmoreCentre



www.glenmore-group.co.uk

IMPORTANT NOTICE

VSL & Partners, Lambert Smith Hampton and Haslams and their clients give notice that: (i) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and VSL & Partners, Lambert Smith Hampton and Haslams have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.