

To Let

Land Available to Let


South End Yard

Osney Lane, Oxford, OX1 1TB



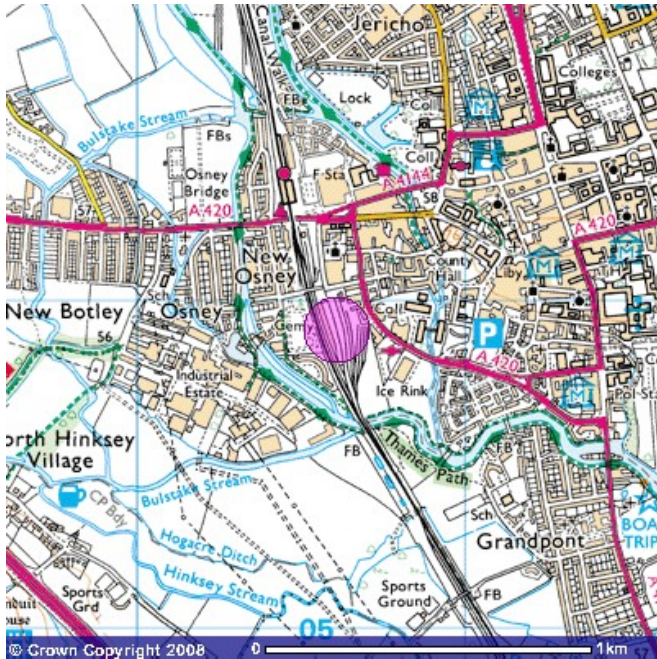
- 5535 Sq M (1.368 Acre)
- All open storage uses considered, with ancillary parking
- Subject to planning
- Independent access from the public highway

On the instructions of

 **BRB (Residuary)**
Ltd

Osney Lane, Oxford, OX1 1TB

Location



The property is located within the former South End Yard off Osney Lane, Oxford, OX1 1TB

Description

The property provides a site area of some 5535 sq mtrs of generally level land, largely hard surfaced, part fenced and largely suited for open storage type uses. There is independent access direct from the public highway through double palisade gates.

Features

- Room for expansion
- Independent Access and Ancillary Parking Included
- Palisade Fencing and Entrance Gates
- Close Proximity to City Centre
- All open storage uses considered

The premises benefit from the following facilities/specification:

Accommodation

The property provides a site area of some 5535 sq metres generally level land, largely hard surface, part fenced, however, additional land can be made available.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Services

No services are currently available and it would be the tenants obligation to provide any required.

Tenure

The property is offered by way of a 3 year term contracted out of the L&T Act with termination provisions contained for both parties.

Rental Offers

Rental offers are invited (exclusive of VAT, rates and all other outgoings).

For Sale

This property also represents part of potential development land for sale. Please see www.brbrlandsales.co.uk for further details.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Geoff Smith
Lambert Smith Hampton
0207 198 2137
gsmith@lsh.co.uk

Richard Waterson
Lambert Smith Hampton
01865 200 244
rwaterson@lsh.co.uk

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

14 October 2011

**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk