

RETAIL

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TO LET

WEST OXFORDSHIRE RETAIL PARK, CARTERTON, OX18 3YJ
257—1,665 SQ M (2,766 SQ FT - 17,652 SQ FT)

**** NOW WITH FOOD RETAIL CONSENT ****

LOCATION

Carterton has a population of c.18,000 ** and situated 6 miles south-west of Witney, 20 miles west of Oxford and 26 miles south east of Cheltenham.

West Oxfordshire Business & Retail Park is a mixed use scheme situated just under a mile to the east of Carterton town centre where multiple food retailers Asda, Morrisons and Aldi are located. The main entrance to RAF Brize Norton, the largest RAF station in the UK employing c. 7,300 people, is opposite the scheme and is close to where major strategic housing and commercial development is proposed.

DESCRIPTION

West Oxfordshire Retail Park comprises a collection of detached retail warehouse units with occupiers to include Air Bus, Carterton Gymastics Club and Forces Support Charity, designed to a high specification.

Phase one features 6 units arranged around a central customer parking area, with separate access for deliveries. Each unit benefits from reconstituted stone elevations, high-level perimeter windows, full-height roller shutter doors (Unit 9 only), and a ground floor loading capacity of 25 kN/m² and access to cable providers.

Internally, units include a dedicated personnel entrance, reception area, office space, and toilet facilities, along with three-phase power and broadband connectivity. Allocated parking and loading zones are provided, and heating/lighting are available in select units, subject to separate negotiation.

ACCOMMODATION

The approximate net internal floor areas are:

Unit 8:	257 sq m	(2,766 sq ft)
Unit 9:	1,390 sq m	(14,962 sq ft)
Unit 9A:	275 sq m	(2,960 sq ft)

Some Units have the capacity to be amalgamated. There is a range of accommodation available including constructed units and pre-let opportunities, to suit individual requirements.

CONTACT

Carter Jonas LLP

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IMPORTANT INFORMATION

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LEASE & ESTATE CHARGE

New full repairing and insuring leases are available for terms to be agreed to incorporate 5 yearly upward only rent reviews. There will be an estate service charge to cover general maintenance of landscaping, lighting, and cleaning services.

RENTS

Unit 8: £33,500 per annum excl; Unit 9: £180,000 per annum excl; Unit 9a: £36,000 per annum excl

PLANNING

The premises benefit from the original A1/B1 planning consent so we believe will be suitable for various retail uses as well as business, research and light industrial uses. Planning permission has been secured for Food Retail in units 9 & 9a, where details are available on request.

Interested parties are advised to satisfy themselves on planning for their proposed use.

RATES

According to the Valuation Office website, the units are assessed as follows:

Unit No	Rateable Value (1 April 2026)
8	£26,250
9	£88,500
9a	£31,250

For verification purposes, interested parties are advised to satisfy themselves that these assessment are correct www.gov.uk/find-business-rates

EPC

Updated certificates are being commissioned.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

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

SANCTIONS & ANTI-MONEY LAUNDERING CHECKS (AML)

Carter Jonas is required to carry out Sanctions and AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement or will be required to supply photo identification and proof of home address, so the required checks can be undertaken.

VIEWING & FURTHER INFORMATION

Elliot Lusby-Park: elliot.lusbypark@carterjonas.co.uk / 07920 456225 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 9990

Or our joint agent Marriotts Tel: 01367 242422

For details of all commercial properties marketed through this firm please visit: [Carter Jonas | Commercial Property Search](#)



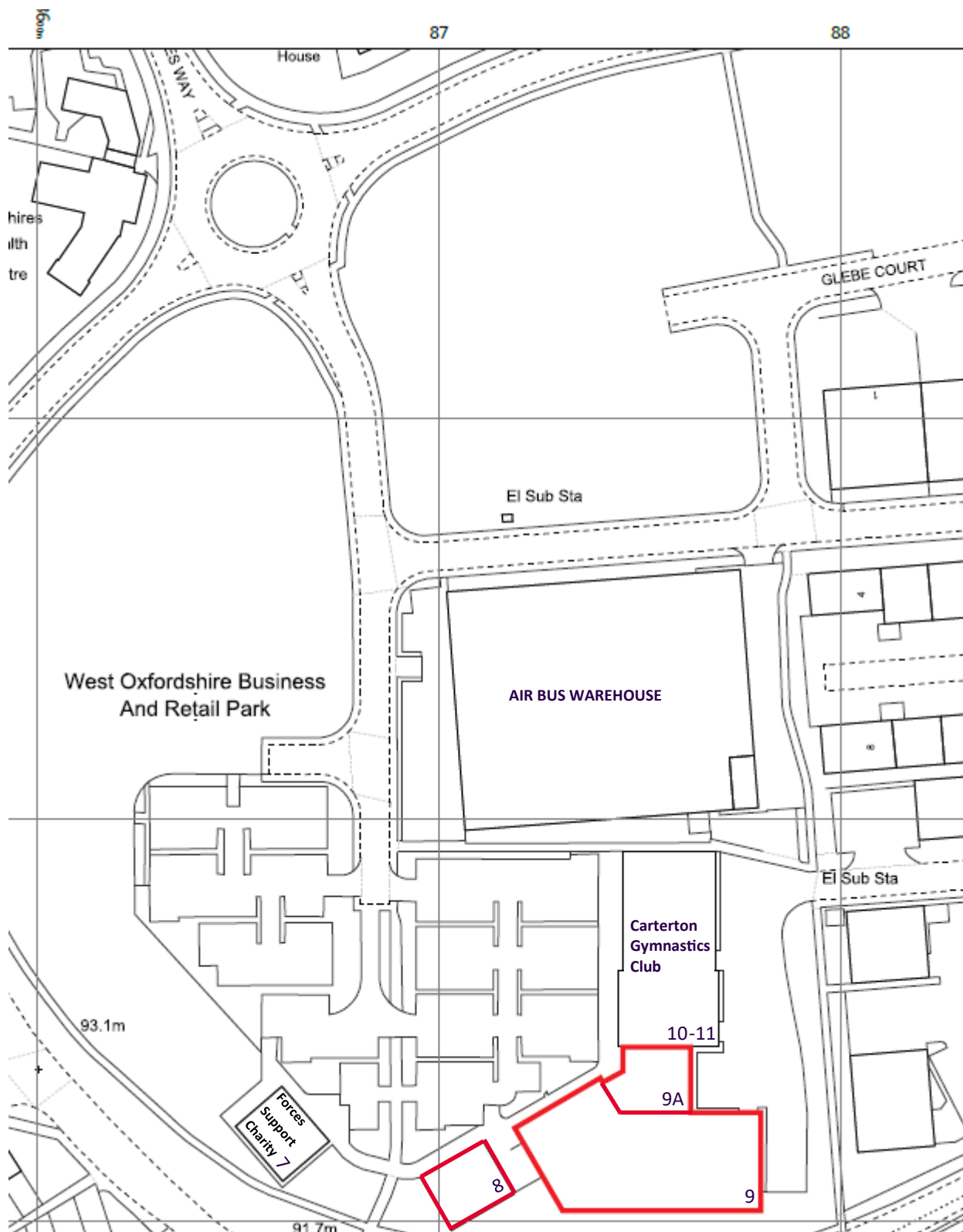
FEBRUARY 2026 SUBJECT TO CONTRACT

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