

To Let

Open Storage Site

Blackberry Lane, Oxford

OX44 9BD

Key information

- Open storage site
- 2.8 acres with small dilapidated building of circa 5,000 sq ft
- Freehold is not available
- £125,000 per annum



Location

The land is located off Blackberry Lane, a short distance from Wallington Road B480. This is a short distance east from the Garsington Road junction with the Oxford By-pass A4142.

The Mini car production factory is close by.

Description

The site is accessed from a road controlled by National Grid and the access road to this site is opposite the security hut.

The site is bounded by hedges, trees and ditches and is mostly hardstanding with the surface being covered with a mixture of concrete and gravel.

The site includes a dilapidated portal framed building covered with asbestos containing sheets.

Power is present on site, but we are not aware of a water or drainage supply.

Accommodation

	Acres	Hectares
Site	2.8 acres	1.133
	Sq m	Sq ft
Building	464.5	5,000

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Energy Performance Certificate

Energy performance rating – not relevant.

Use

Open storage.

Tenure

Leasehold. The Freehold is not available.

Terms

An underlease is available from the Landlord for a term up to September 2037.

Rent

We are quoting £125,000 per annum

Rating

We are advised the business rates are as follows:

Rateable Value	TBC
UBR Multiplier	£0.48
Rates Payable	TBC

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

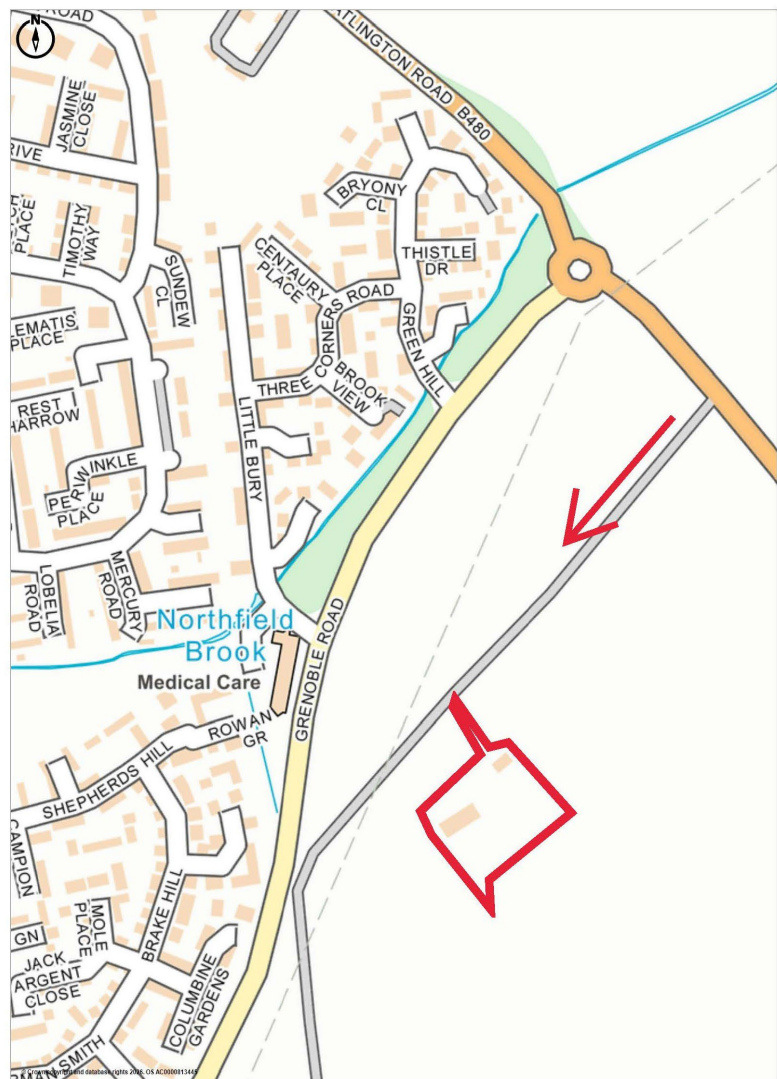
Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

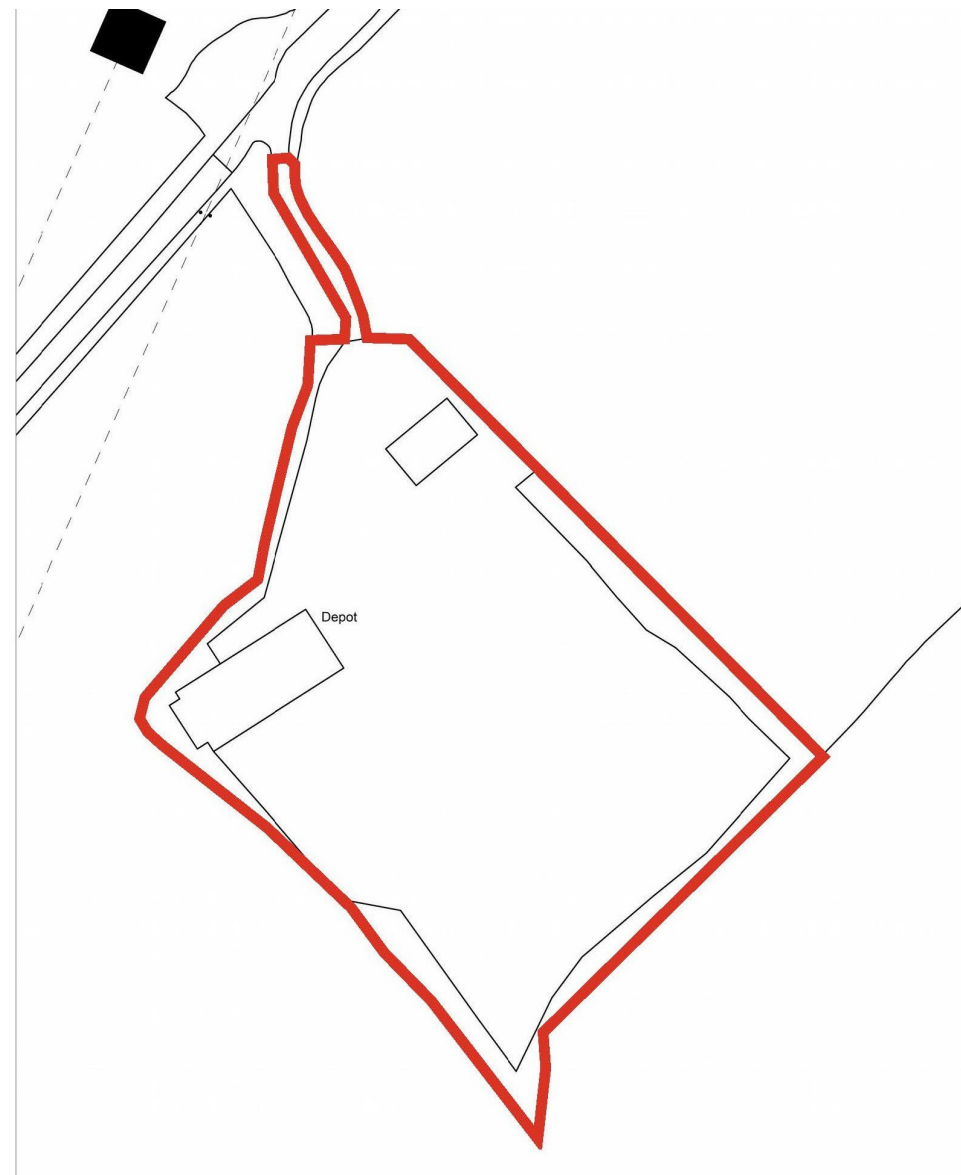
Viewing/Information

Strictly by appointment via the sole agent.





Promap © Crown Copyright and database rights 2026. OS AC0000813445
 LANDMARK INFORMATION Plotted Scale - 1:5000. Paper Size - A4



For further details contact:

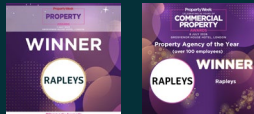
Tim Richards

Partner

D: +44 (0) 7917 032 674

tim.richards@rapleys.com

Proud winner of Property Week's
Commercial Agent of the Year Award
2025 and 2026



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 4, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA.
Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in September 2026.

rapleys.com
0370 777 6292

About us

Rapleys is an action-oriented property consultancy, offering building consultancy, commercial, planning and residential property services, operating from eight offices across the UK:

[Birmingham](#)

[Bristol](#)

[Cambridge](#)

[Cardiff](#)

[Edinburgh](#)

[Huntingdon](#)

[London](#)

[Manchester](#)



Industries

- Automotive & Roadside
- Care & Retirement
- Charities/Not for Profit
- Data Centres
- Education
- Extended Living
- Health & Animal Welfare
- Hotels
- Industrial & Logistics
- Life Sciences
- Local Authority
- Offices
- Renewables
- Residential
- Retail & Leisure
- Transport & Infrastructure

Services

- Building Consultancy
- Commercial Agency
- Cost Management
- Development Agency & Consultancy
- Environmental Impact Assessment
- Investment
- Lease Consultancy
- Neighbourly Matters
- Project Management
- Property Management
- Rating
- Strategic Land
- Town Planning
- Valuation
- Viability

PROACTIVE | CONNECTED | CREATIVE

RAPLEYS