

TO LET

Carter Jonas



**UNIT 17
THORNEY LEYS BUSINESS PARK
WITNEY
OX28 4GE**

**Office premises offering open plan
accommodation with good natural light**

- 6,407 sq.ft (595.21 sq.m)
- Available as a whole or can be split
- 22 Car spaces
- Close to all amenities

LOCATION

Witney is a large market town located in west Oxfordshire and is approximately 12.8 miles to the west of Oxford accessed along the A40 which provides transport links to the M5 and the A34 dual carriageway which links to the M4 Motorway to the south and the M40 motorway to the North.

Thorney Leys Business Park is located on the western side of Witney, immediately adjoining the town's main arterial road from the A40.

Witney is a vibrant market town located on the edge of the Cotswolds offering a wealth of amenities including the nearby Windrush Leisure Centre. The town centre has a wide range of local and national retailers, restaurants and bars. There are local shopping and food amenities within a few minutes walk of the scheme.

DESCRIPTION

The available unit benefits from dedicated parking for 22 cars immediately to the front and rear.

Thorney Leys Business Park is an established office development which comprises of 16 self-contained semi detached and terraced office buildings.

Unit 17 is a modern, two storey, semi detached office building, features include:

- Gas central heating
- Fluorescent strip tube lighting
- Kitchenette on both floors
- Disabled toilet

ACCOMMODATION

The property has the following approximate net internal floor areas, available as whole or can be split floor by floor;

	Sq M	Sq Ft
Ground Floor	286.85	3,088
First Floor	308.36	3,319
TOTAL	595.21	6,407

The service charge for this unit is £0.72 psf.

TERMS

Rent on application.

BUSINESS RATES/OUTGOINGS

The tenant will be responsible for all outgoing including business rates and the estate service charge.

A building service charge will be levied to cover maintenance of the building and common parts.

Rateable value as follows:

Unit 17 – Grd Flr	RV - £47,750
Unit 17 – 1 st Flr	RV - £47,500

Interested parties should make their own enquiries direct with West Oxfordshire District Council to verify these figures.

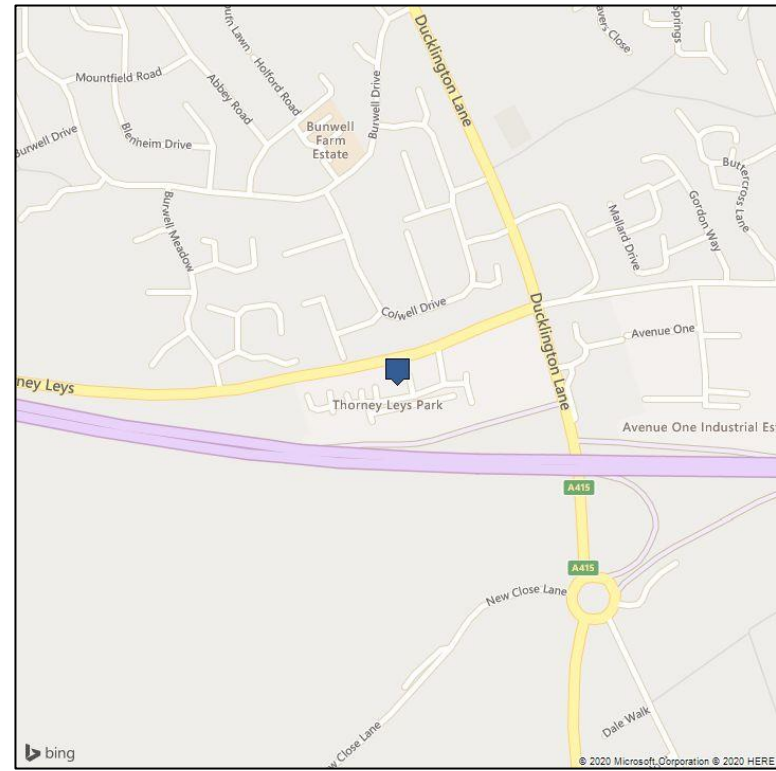
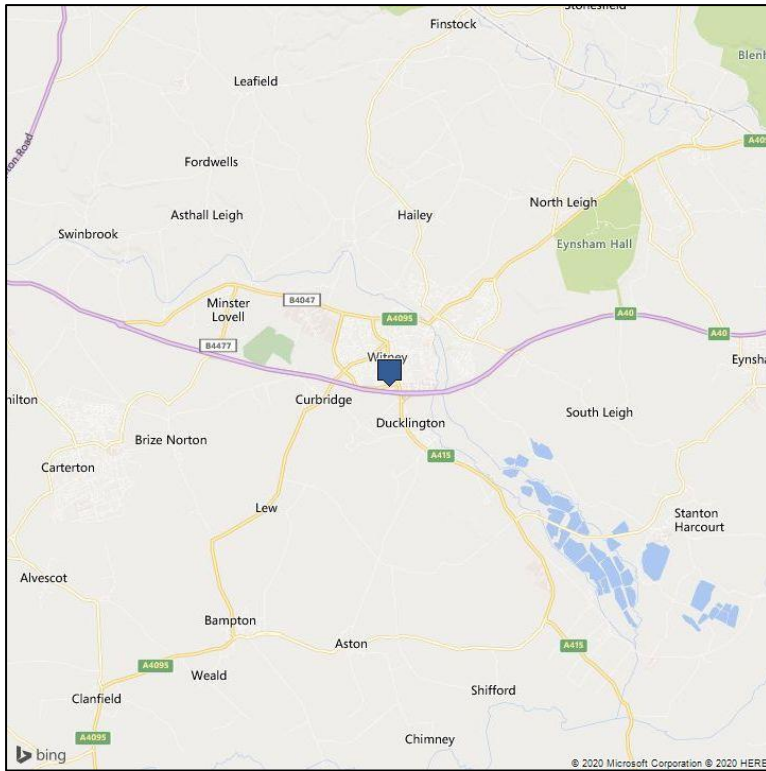
VAT

All prices quoted are exclusive of VAT where applicable.

EPC

The property benefits from an existing EPC 'C' rating

17.07.23



Viewing by appointment through the joint agents

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IMPORTANT INFORMATION

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Classification L2 - Business Data

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