

**FOR SALE**

**Carter Jonas**



**DEER PARK HOUSE  
RANGE ROAD  
WITNEY  
OX29 0YN**

**Well-presented modern detached office building. Suitable for owner occupiers or investors, offered with vacant possession**

- 6,538 Sq Ft (607.4 Sq.M)
- Mixture of open plan and individual offices
- Air conditioning throughout
- 35 onsite car parking spaces
- Raised floors and suspended ceilings

## LOCATION

Witney is West Oxfordshire's principle market town, situated approximately 12 miles to the west of Oxford accessed via the A40. The A40 provides transport links to the M5 (Cheltenham) and the A34 dual carriageway which links to the M4 Motorway to the south and the M40 motorway to the North.

Deer Park House is located just off Range Road within the Network Point scheme, comprising a compact development of modern office and industrial stock. The scheme sits within West Witney's main commercial area allowing easy access both to the town centre and to the new junction with 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 and Marriots walk shopping centre.

## DESCRIPTION

The property comprises a modern detached office building arranged over ground and first floor with lift and stair access to first floor.

The building offers flexibility and, whilst currently arranged with a mixture of open plan and individual offices, it is capable of being completely open plan. The building is presented to a high standard and includes the following features:

- Internal security shutters
- Suspended ceilings with LG3 category recessed lights
- 8 Person passenger lift
- Comfort cooling/heating
- Raised floors
- Kitchenette
- Shared male, female and disabled facilities

## ACCOMMODATION

The Property has been measured and shows the following approximate NIA:

	Sq ft	Sqm
Ground Floor	3,347	310.94
First Floor	3,191	296.46
<b>Total</b>	<b>6,538</b>	<b>607.4</b>

## TERMS

The property is available freehold with vacant possession.

We are instructed to seek offers in the region of **£1,250,000** (one million two hundred fifty thousand pounds) exclusive of VAT.

## BUSINESS RATES/OUTGOINGS

A tenant will be responsible for all outgoing including business rates. There is a small estate service charge, details of which are available on application.

Rateable Value: £98,000 (1<sup>st</sup> April 2023 to present)

Interested parties should make their own enquiries direct with West Oxfordshire District Council to establish the rates payable.

## VAT

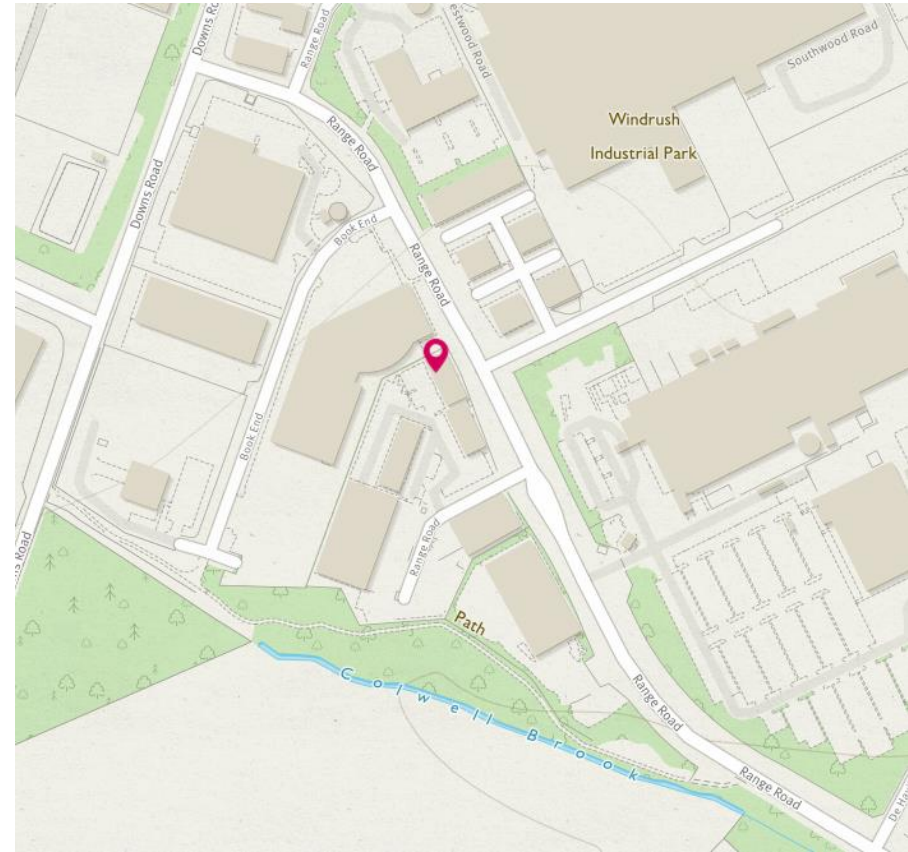
All prices quoted are exclusive of VAT where applicable.

## EPC

The property has an EPC rating of C, further details on request.

Mar 24





### **Viewing by appointment through the sole agent**

Adrian Chan  
[adrian.chan@Carterjonas.co.uk](mailto:adrian.chan@Carterjonas.co.uk)

Tel: 01865 517000

Jon Silversides MRICS  
[Jon.silversides@carterjonas.co.uk](mailto:Jon.silversides@carterjonas.co.uk)

Tel: 01865 404458

Mayfield House, 256 Banbury Road, Summertown, Oxford, OX2 7DE

### **IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us.

# Carter Jonas