

TO LET

Carter Jonas



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

Well-presented modern detached office building situated within Witney's main commercial area

- 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	Sq m
Ground Floor	3,347	310.94
First Floor	3,191	296.46
Total	6,538	607.4

TERMS

The property is available leasehold, terms to be agreed.

RENT

On application.

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 (1st April 2023 – present)

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

VAT

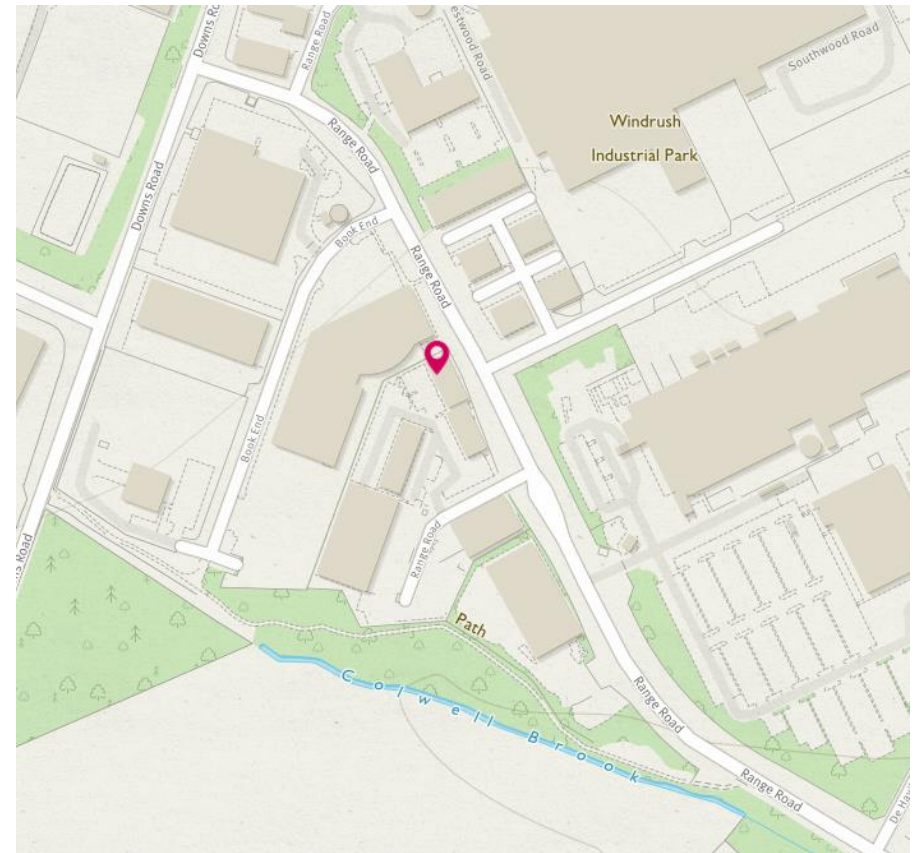
All prices quoted are exclusive of VAT where applicable.

EPC

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

Mar 24





Viewing by appointment through the sole agent

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IMPORTANT INFORMATION

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