

TO LET

Carter Jonas



**UNIT 6 PEASHELL FARM
WITNEY
OXFORDSHIRE
OX29 7NZ**

New self-contained storage/workshop unit

- 1,200 sq.ft (111.48 sq.m)
- Parking + additional space for skips/containers*
- Immediate access to the A40
- Electric roller shutter doors

LOCATION

The subject property is located to the West of Witney, accessed from Downs Road and being less than a two minute drive from the A40.

The unit is situated within Peashell Farm, which comprises a range of agricultural and commercial units.

Witney is a large market town located in West Oxfordshire, approximately 12 miles to the west of Oxford and approximately 29 miles from Cheltenham via the A40. Being close to the A40 occupiers will benefit from good access to the A34 dual carriageway, M4, M5 and M40 motorways.

Witney is regarded as the main commercial hub in West Oxfordshire providing occupiers and residents a wealth of amenities including Marriots Walk shopping centres, cinema, supermarkets and restaurants. These in turn service the large residential population who work in the town and further afield.

DESCRIPTION

Unit 6 is a newly built self-contained storage/workshop unit being of a steel portal frame construction with blockwork elevations under a pitched roof.

The unit is newly constructed and benefits from the following features:

- Internal LED strip lighting
- Shared toilet facility
- Internal eaves of 4.2m with a maximum apex height of circa 5.3m
- Parking and additional space for skips/containers, subject to terms
- Electric roller shutter doors

ACCOMMODATION

The unit offers the following approximate gross internal floor area;

	Sq Ft	Sq M
Unit 6	1,200	111.48

TERMS

The unit is available by way of new full repairing and insuring lease, on terms to be agreed.

Rent on application.

In addition the landlord reserves the right to charge a service charge for external maintenance.

VAT

All terms quoted are exclusive of VAT where chargeable.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

BUSINESS RATES

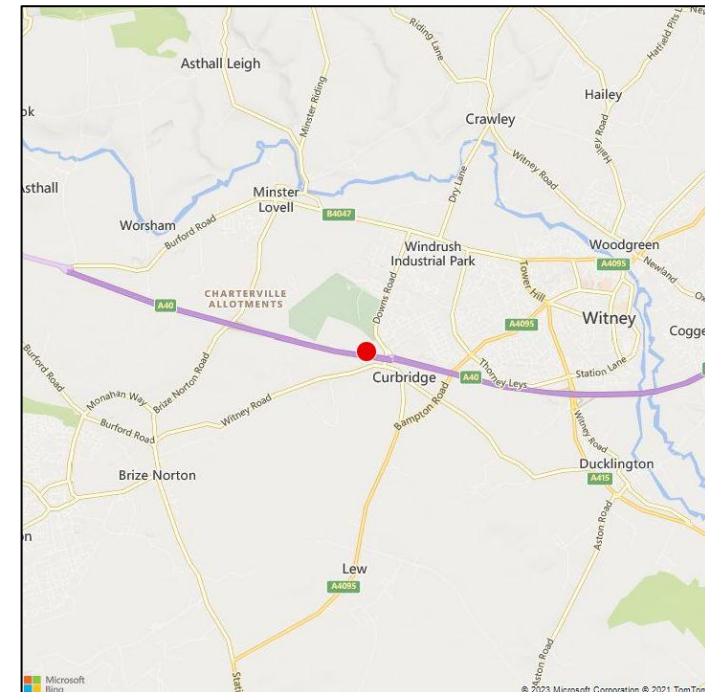
Rateable value: To be assessed

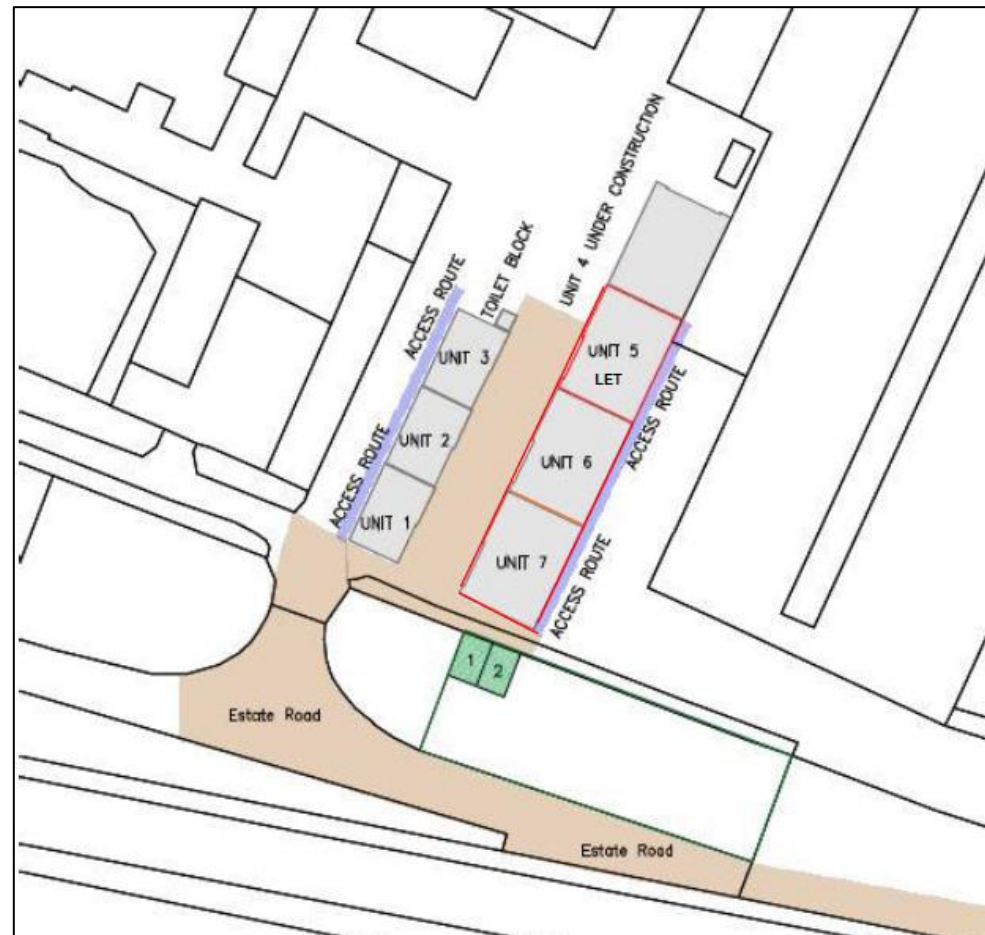
We recommend interested parties contact West Oxfordshire District Council to find out this figure.

EPC

EPC rating of B-50 – further details on request.

Feb 24





Office Details

Giles Garbutt

Giles.garbutt@carterjonas.co.uk

Tel: 07977 915791

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

Jon Silversides MRICS

jon.silversides@carterjonas.co.uk

Tel: 01865 517000

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 assumed 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