

# TO LET

# Carter Jonas



**1E NETWORK POINT  
RANGE ROAD  
WITNEY  
OXFORDSHIRE  
OX29 0YN**

**Well-presented modern two storey office building situated within Witney's main business district**

- 2,088 sq.ft (194 sq.m)
- Open plan offices
- Comfort cooling
- 13 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.

Unit 1E Network Point 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 two-storey office building constructed in early 2000's. Externally, the building is of brick construction with a pitched tiled roof, double glazing windows and a part brick paving surfaced car park.

Internally the property provides open plan offices on the ground and first floor. The ground floor benefits for a rear access door to the rear car park.

The building provides the following specifications:

- Suspended ceilings
- Recessed fluorescent LG7 Lighting
- Raised floors with floor boxes
- Kitchenette
- Comfort cooling
- Double glazing
- DDA & WCs

## ACCOMMODATION

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

|              | Sq ft        | Sq m          |
|--------------|--------------|---------------|
| Ground Floor | 1,027        | 95.42         |
| First Floor  | 1,061        | 98.64         |
| <b>Total</b> | <b>2,088</b> | <b>194.06</b> |

## TERMS

The property is available on a new lease on terms to be agreed.

## RENT

On application.

## BUSINESS RATES

Rateable Value – GF - £17,000  
FF - £17,750

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

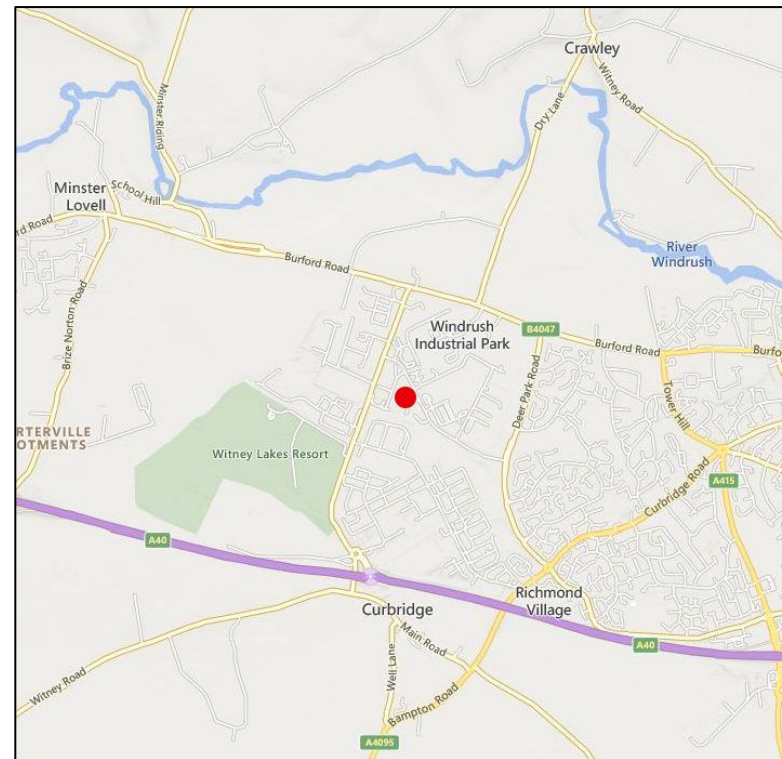
## VAT

All prices quoted are exclusive of VAT where applicable.

## EPC

TBA

29.11.23





**Viewing by appointment only via**

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