

TO LET



**UNIT 2C CARPENTERS WORKSHOP
SAWMILLS
COMBE
OXFORDSHIRE
OX29 8ET**

**High quality self-contained office situated
within an attractive landscaped environment**

- 1,459 sq.ft/ 135.56 sq.m
- Parking
- Walking distance to Combe rail station
- Kitchenette

LOCATION

Blenheim Palace Sawmills is located between Long Hanborough and Combe, approximately 8 miles Northwest of Oxford offering good access onto the A40 and A44 and hence to the Oxfordshire market towns and to all parts of the South and Midlands via the national trunk road network.

The estate is situated approximately 2 miles from Long Hanborough mainline station where frequent commuter services are provided to London Paddington.

The estate itself is set within an Area of Outstanding Natural Beauty, offers attractive views of the River, Evenlode and accommodates the historic Grade II listed, Combe Mill, celebrated as one of the few surviving dual-power timber mills in Britain. The estate is landscaped to a high standard.

DESCRIPTION

The estate comprises a range of office/business units primarily arranged around a central lawned area in a uniquely tranquil location.

The ground floor accommodation provides meeting rooms, kitchenette, and W.C facilities with stairs leading to a mixture of open plan space and cellular office rooms above.

Completed to a high standard, the available unit benefits from the following features:

- LG3 fluorescent lighting
- Central heating
- Kitchenette
- Perimeter trunking
- Parking located immediately nearby

ACCOMMODATION

The unit provides an approximate net internal floor area of 1,459 sq.ft / 135.56 sq.m.

	Sq Ft	Sq M
Office	1,459	135.56

TERMS

The office suite is available on a new effective full repairing and insuring lease on terms to be agreed.

Rent on application.

VAT

All terms are quoted exclusive of VAT where chargeable.

LEGAL COSTS

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

BUSINESS RATES

Rateable Value - £24,750 (1st April to present)

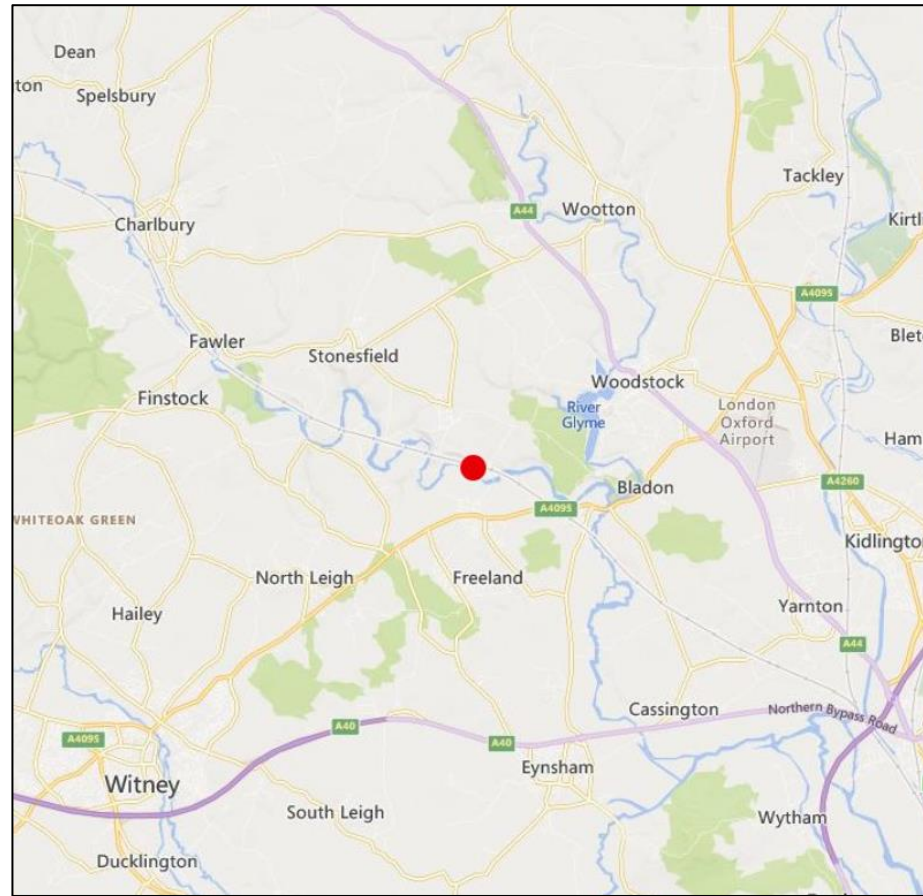
We recommend interested parties contact West Oxfordshire District Council in this regard to confirm the business rates liability for the property.

EPC

The property holds an EPC rating of B - 28

24.02.2023





Viewing by appointment only via:

Adrian Chan
adrian.chan@carterjonas.co.uk

Tel: 07920 830554

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

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

Carter Jonas