

FOR SALE

Carter Jonas



**1 & 2 Bankside
Hanborough Business Park
Long Hanborough
Oxfordshire
OX29 8LJ**

**High quality self contained air conditioned
offices**

- 3,917 sq ft (363.86 sqm)
- Close Proximity to Rail Station
- 14 Car Parking Spaces
- Air Conditioning

LOCATION

The Subject property is located on Long Hanborough Business Park, an established commercial location positioned between Oxford and Witney. The Park is well occupied and commands a prominent location next to Long Hanborough train station which provides direct links into Oxford and also to London.

The Business Park has good transport links being within a mile of the East to West A40 road which leads direct to Witney to the West and Oxford to the East. Oxford is becoming an ever more prominent hub for business to locate to with a developing sciences and technology centre.

Witney is regarded as the main hub location for West Oxfordshire giving occupiers and residents a wealth of amenities including shopping centres, cinemas and retail outlets.

DESCRIPTION

Units 1&2 Long Hanborough Business Park comprises two semi-detached buildings which have been combined to create one demise and arranged over ground and first floor. Each building has a staircase connecting the ground and first floors.

Internally the property offers suspended ceilings with perimeter trunking and inset lighting. There is a single kitchen on the ground floor and kitchenette at first floor with male and female WC's on both ground and first floor.

Externally the property has 14 parking spaces accessed off the main estate road.

ACCOMMODATION

The available accommodation comprises the following approximate net internal floor areas:

	Sq Ft	Sq M
Unit 1	1,953	181.44
Unit 2	1,964	182.42
TOTAL	3,917	363.86

TERMS

The office suite is available on a freehold basis.

PRICE

We are instructed to seek offers in the region of £595,000.

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

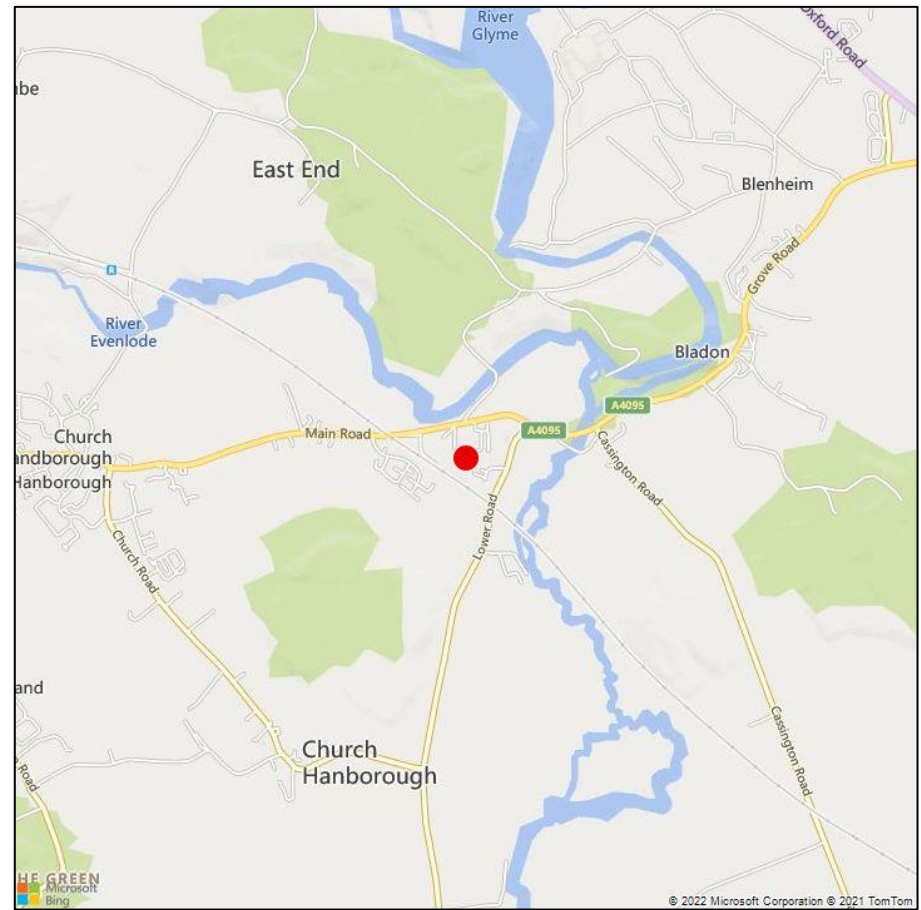
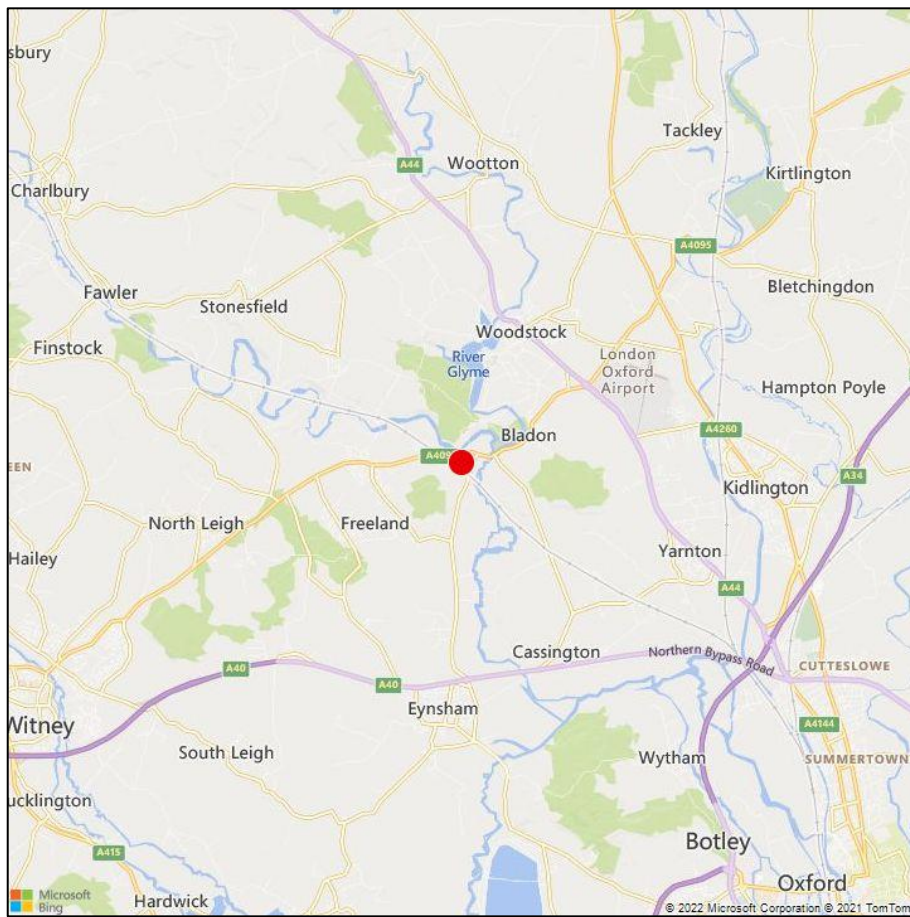
Rateable Value - £47,500 (1st April 2023 – present)

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

EPC

EPC rating - B – 49; further details on request.





Office Details

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IMPORTANT INFORMATION

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