



4 Wenrisc House, Meadow Court, High Street, Witney OX28 6ER
GROUND FLOOR OFFICES TO LET £21,000 per annum

4 Wenrisc House, Meadow Court, Witney, Oxon

Ground Floor Offices - 1373sq.ft (127sq.m) approx.

£21,000 per annum Leasehold

LOCATION

Strategically located on the A40, approximately 12 miles west of Oxford, Witney is an attractive market town offering good communications on both a local and national level. The town features an extensive range of facilities and has become an established commercial location. The subject property is situated within Meadow Court, a modern office development just off the High Street in the heart of the town centre.

DESCRIPTION

4 Wenrisc House is a ground floor office suite accessed via a shared communal entrance that has a single WC (suitable for disabled), a storage cupboard and stairs leading to the first floor.

ACCOMMODATION

The office suite is well presented with three separate offices and a kitchen/restroom, extending to an approx. net internal floor area of 1373sq.ft (127sq.m).

SPECIFICATION

- * Carpets;
- * Perimeter trunking to provide electrical outlets;
- * Electric wall mounted radiators;
- * Tea/coffee making point;
- * Restroom/Kitchen area;
- * 3 car parking spaces within the private Meadow Court car park.

TENURE

The office suite is available on full repairing and insuring terms for a rent of £21,000 per annum.

BUSINESS RATES

The current Rateable Value is £20,000 per annum. Small Business Rates Relief may be available; enquiries should be made to the West Oxfordshire District Council.

EPC

The property has an EPC rating of D. A copy of the report is available on request.

LEGAL COSTS

Each party to pay their own legal costs incurred in any transaction.

VIEWINGS

Strictly by appointment with the agent.

marriotts
property llp

Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

T: 01367 242422
E: property@marriotts.co.uk

www.marriotts.co.uk

