



1 Meadow Court, High Street, Witney, OX28 6ER
TO LET £5,500 p.a.x.

marriotts
property llp

1 Meadow Court, High Street, Witney, OX28 6ER

A Self-Contained First Floor Office Suite

£5,500 per annum exclusive

LOCATION

Witney is an attractive and thriving market town on the A40, approximately 12 miles to the west of Oxford with good links to the M4 and M40. It offers a comprehensive range of facilities including supermarkets (Lidl, Sainsbury and Waitrose), plus Argos, Boots, Marks & Spencer, New Look, Waterstones, high street banks and a wide selection of restaurants, cafés and pubs; many of which are linked via pedestrian walkways to the extensive free car parks. The property is centrally situated just off the High Street and will be found in Meadow Court accessed between Adore Clothing & Niche Beauty.

DESCRIPTION

Located across a first floor the premises have been recently redecorated and comprise an open-plan office with WC and kitchenette off. The office suite benefits from carpets, Cat 2 lighting and air-

conditioning. Good natural light is provided by windows which span the front of the building. Some additional storage space is provided on the ground floor.

ACCOMMODATION

Ground Floor

Store Cupboard: 8'8" x 3'

First Floor

Office: 18'4"max x 16'6" average

Kitchenette: 5'1" x 3'6"

WC:

N.I.F.A. approx. 308 sq.ft. (28.6 sq.m)

TENURE

A new Business Lease is available under internal repairing terms. A 3 month deposit will be required.

VAT is not payable.

BUSINESS RATES

Rateable Value £4,250.00

Small Business Rates Relief / exemption may be available and enquiries should be made to the Local Authority, West Oxfordshire District Council.

EPC

The premises have an EPC rating of E.

LEGAL COSTS

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

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Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

T: 01367 242422
E: farindon@marriotts.co.uk
www.marriotts.co.uk

