



2 Compton Way, Witney, Oxon OX28 3AB  
TO LET £11,940 p.a.

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# 2 Compton Way

## Witney OX28 3AB

£11,940 p.a. Leasehold

### LOCATION

Witney is an attractive market town located on the A40, approximately 12 miles west of Oxford. There are good access routes from Witney to the surrounding market towns, the A34 and the M4 and M40 motorways.

### DESCRIPTION

The offices are situated off Newland and form part of the mixed use Compton Way development. The premises are located on the first floor of a three-storey self-contained modern office building. There are three allocated car parking spaces within the private car park at the rear of the building.

### ACCOMMODATION

The accommodation provides open plan office space with ancillary kitchen and WC and extends to an approximate net internal area of 700 sq.ft.

### TENURE

The property is available on flexible terms by way of

an internal repairing and insuring lease, excluded from the security provisions of the Landlord and Tenant Act 1954.

### RENT and SERVICE CHARGE

The asking rent is £995 per calendar month plus VAT (£11,940 per annum plus VAT). In addition to the rent a service charge is payable, currently £210 per calendar month plus VAT (£2,520 per annum plus VAT) to cover all electrics, heat, window cleaning, building insurance, fire system etc. The rent and service charge will be payable monthly in advance.

### BUSINESS RATES

The Rateable Value for 2017 is £8,700. Further information is available from West Oxfordshire District Council.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

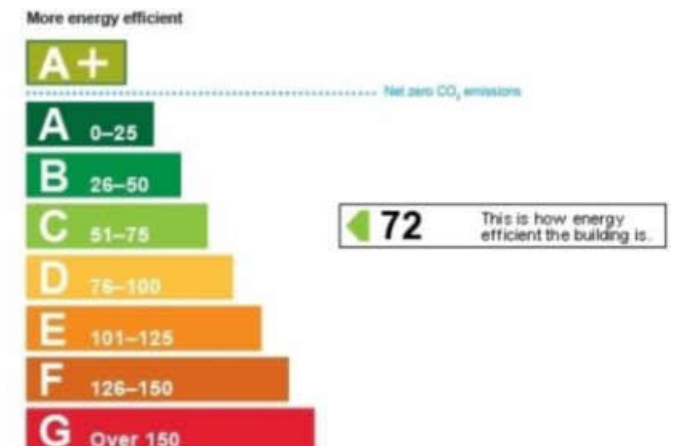
Strictly by prior appointment only through Marriotts Property LLP (01367 242422).

### RESERVATION DEPOSIT

The prospective lessee will pay a reservation deposit of £500 upon agreeing to take a lease. This will be refunded at completion. If the prospective lessee withdraws from the transaction for any reason, the lessor's costs (agent and solicitor) will be deducted from the deposit and the balance, if any, will be refunded.

### EPC

The office suite has a C rating of 72. The Energy Performance Certificate and report is available on request.



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