



Ground Floor Right, 4 Wenrisc House, Meadow Court, High Street, Witney OX28 6ER

# 4 Wenrisc House, Meadow Court, Witney, Oxon

## Ground Floor Right Office - 792 sq.ft (73.6 sq.m) approx.

£12,000 per annum exclusive 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

Ground Floor Right, 4 Wenrisc House is a ground floor office suite comprising a good quality open-plan office with kitchenette. Accessed via a shared communal entrance into the main building the premises also benefit from 2 dedicated parking space. Shared ladies and gents toilet facilities are located on the 1st floor with a single WC (suitable for disabled) on the ground floor. The office enjoys

electric heating, good natural light and carpets.

### ACCOMMODATION

The office is well presented with an open-plan layout plus its own kitchenette facility, extending to an approx. net internal floor area of 792sq.ft (73.6sq.m).

Office: 27'5"max x 26'6"

Kitchenette: 7'5" x 3'4"

2 car parking spaces within the private Meadow Court car park.

### UTILITIES

Electricity will be recharged based on the percentage of floor area occupied within the ground floor as a whole.

### TENURE

The office suite is available on full repairing and insuring terms for a rent of £12,000 per annum. A 3 month rent deposit is required.

### BUSINESS RATES

The premises are to be individually rated. 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.

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