



Signals House, Bampton Business Centre
TO LET £2,000 Office / £600 Storeroom

marriotts
property llp

Signals House, Bampton Business Centre OX18 2ET

OFFICE & STOREROOM (154sq.ft / 64sq.ft)

£2,000 Office / £600 Storeroom Leasehold

LOCATION

Bampton is situated in West Oxfordshire on the A4095, 17 miles west of Oxford, 5 miles south of Witney and 6 miles north of Faringdon.

Signals House is situated in the Bampton Business Centre (North) which is located on the outskirts of the village and accessed via a private road off the highway.

DESCRIPTION

Signals House forms part of a secure site and is surrounded by farmland, providing a range of office, workshop, industrial and warehouse accommodation. The Units have been refurbished to provide flexible business accommodation.

ACCOMMODATION

Office 1 - 154sq.ft.

Good natural light from large double glazed window

overlooking open fields.

Storeroom 1a - 64sq.ft.

Both are carpeted and have been recently redecorated. Can be let separately or together.

RENT & LEASE TERMS

The Units are available to rent by way of an internal repairing lease for a term to be agreed.

Office 1: £2,000 per annum plus VAT

Storeroom 1a: £600 per annum plus VAT

The rents quoted are inclusive of service charge.

UTILITIES

Electricity and water is recharged by the Landlord and is calculated on a meter usage basis.

EPC

The units have a D rating. A copy of the Energy Performance Certificate is available on request.

VAT

All terms quoted are exclusive of VAT where payable.

LEGAL COSTS

Each party to bear their own legal costs.

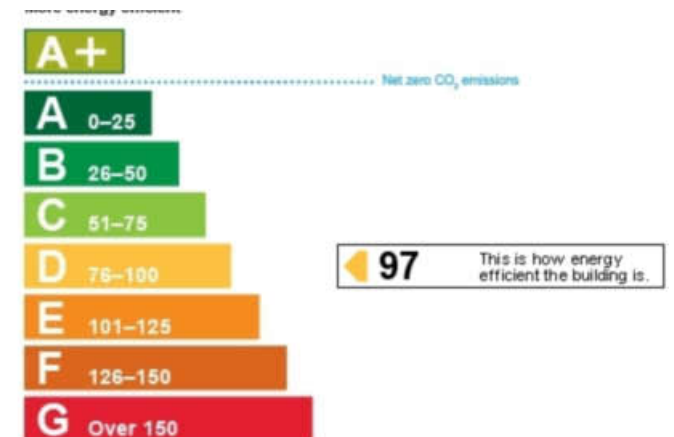
VIEWING

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

RESERVATION DEPOSIT

The prospective lessee will pay a reservation deposit 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.

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