



Office 4&5 Signals House, Bampton Business Centre, Bampton, Oxon OX18 2ET

# OFFICE 4/5 SIGNALS HOUSE

## Bampton Business Centre, Bampton OX18 2ET

£3,500 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.

There are shared separate ladies & gents WC's and a tea/coffee making area.

High speed broadband is available.

Office 4/5 has two large windows with nice views, and blinds. Electric heating by way of wall heaters.

### ACCOMMODATION

Office Space: 335sq.ft - £3,500pa

### RENT & LEASE TERMS

The Units are available to rent by way of an internal repairing lease for a term to be agreed. The rent is per annum and inclusive of Service Charge.

### UTILITIES

Electricity supplied with own metered supply. 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.

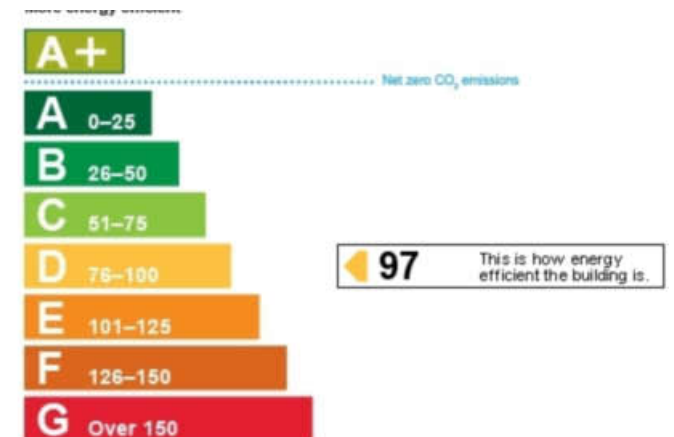
### LEGAL COSTS

The Landlord will seek a reasonable contribution from the Tenant towards the legal costs incurred for the preparation of the business lease.

### VIEWING

Strictly by prior appointment only through Marriotts.

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.



marriotts  
property llp

Faringdon  
9 Market Place  
Faringdon Oxon  
SN7 7HL

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