



Suite 3, Windrush Court, 56A High Street, Witney,
OX28 6ET - TO LET First Floor Offices & Parking

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First Floor Office Suite with Parking (785 sq.ft. 72.9 sq.m.)

£10,000 per annum exclusive Leasehold

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, Debenhams, 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 situated in a convenient location within a courtyard setting, just off the High Street in the heart of the town centre.

DESCRIPTION

The accommodation comprises a self contained first floor office suite providing two offices with gas fired central heating, carpets, Kitchen and a WC. N.I.F.A. approx 785 sq.ft. (72.9 sq.m)

Externally there are three car parking spaces provided within the private Windrush Court car park.

TENURE

The premises is available by way of a new full repairing and insuring lease for a term to be agreed, contracted out of the security provisions of the Landlord & Tenant Act 1954. A 3 month deposit will be required.

RENT

£10,000 per annum plus VAT.

SERVICE CHARGE

There is a service charge payable to cover the costs of management and external maintenance and repairs. The service charge is currently approximately £1,580 per annum, plus VAT.

BUSINESS RATES

The premises are yet to be independently assessed. Small Business Rates Relief may be available and enquiries should be made to the Local Authority, West Oxfordshire District Council.

EPC

The premises have an EPC rating of D.

LEGAL

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

VIEWING

Strictly by appointment with the agents.

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