



1st Floor Left, 4 Wenrisc House, Meadow Court,
Witney, Oxon, OX28 6ER, TO LET - £8,000 p.a.x.

1st Floor Left, 4 Wenrisc House, Meadow Court, Witney,

TO LET £8,000 p.a.x. with 2 parking spaces

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

First Floor Left, 4 Wenrisc House is a first floor office suite comprising an open-plan high quality office with additional meeting room/office and fitted kitchen. Accessed via a shared communal entrance into the main building the premises also benefit from 2 dedicated parking spaces. Shared ladies and gents toilet facilities are located on the 1st floor with a single WC (suitable for disabled) on the ground floor. The

offices enjoy electric heating, good natural light and carpets.

ACCOMMODATION

The office suite is well presented with a main office, meeting room and a kitchen, extending to an approx. net internal floor area of 626 sq.ft (58.1 sq.m).

Main Office: 26'6" max x 20'9" max

Meeting Room: 9'9" x 10'4"

Kitchen: 11' x 6'4"

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 first floor as a whole.

TENURE

The office suite is available on full repairing and insuring terms for a rent of £8,000 per annum. A 3 month rent deposit is required. VAT is payable.

BUSINESS RATES

Rateable Value £12,000. 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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