



Office 1 & Store 1a, Signals House, Bampton Business Centre North, TO LET - £3,150 p.a.x.

Office 1 & Store 1a, Signals House, Bampton Business

TO LET £3,150 p.a.x. as a whole, or individually £2,500 & £650 p.a.x

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 1 has a large window with high ceiling. Electric heating by way of wall heaters. Room 1a is a store room is approx. 64 sq.ft. with no windows & independent access.

ACCOMMODATION

Office 1: 154 sq.ft

Room 1a (Store): 64 sq.ft.

RENT & LEASE TERMS

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

UTILITIES

Electricity and water is recharged by the Landlord.

EPC

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

VAT

VAT is 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.

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