



Secure Compound, Bampton Business Centre,
Oxon, TO LET - £20,000 p.a.x.

marriotts
property llp

Secure Compound, Bampton Business Centre North, Oxon, OX18 2AN

TO LET £20,000 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.

The compound is situated at the rear of Bampton Business Centre (North) which is located on the outskirts of the village and accessed via a signposted private road off the highway.

DESCRIPTION

The site is suitable for storage only.

Bounded by a wire security fence topped with barbed wire The Secure Compound extends to approx. 35,400 sq.ft. (3,288.8 sq.m). The centre of the site is laid down to tarmac and offers approx. 9,125 sq.ft. of hard-standing. The remainder is laid down to grass and scrub.

A single story portacabin building is located just off the hard-standing and provides a dry storage area / workshop space.

LEASE TERMS

A new Business Lease is available, to be excluded from The Landlord & Tenant Act 1954. The Tenant will be responsible for mowing of grassed areas and for maintaining the security fence & gates.

A 3 month rent deposit is required.

UTILITIES

There are no water/waste, electricity or gas connections to the site and no provision for toilets is provided.

ENERGY PERFORMANCE CERTIFICATE

The property falls outside the EPC requirements.

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 Property LLP.

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: property@marriotts.co.uk

www.marriotts.co.uk

