



Unit 32, Stanley Court, Witney, Oxon, OX29 0TB,
Lease for Assignment £11,500 p.a.x.

Unit 32, Stanley Court

Richard Jones Road, Witney, Oxfordshire, OX29 0TB

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. Stanley Court is located to the western side of the town, in an area regarded as the main commercial hub. As you enter The Estate take the first left off Richard Jones Road and bear to the right, Unit 32 will be found mid-terrace on the right-hand side.

DESCRIPTION

Recently developed Stanley Court comprises 34 modern light industrial units. Constructed from a steel portal frame with concrete block elevations Unit 32 is mid-terraced and benefits from a large manually operated roller shutter door and 3 phase electrics. Accommodation is arranged over 2 floors with open-plan workshop across the ground floor and a further

office / working space at 1st floor.

The unit also benefits from a WC & kitchenette. Externally directly to the front of the building is dedicated parking for 1 car with an additional space in the parking area opposite.

ACCOMMODATION

Ground Floor

Workshop: 30'10" x 20'4"

Kitchenette:

WC:

First Floor

Office: 17' x 15'

Total G.I.F.A. approx. 969 sq.ft. (90 sq.m.)

LEASE FOR ASSIGNMENT

Term - 5 years until 11th April 2026

Repairs - Full repairing

Deposit - 6 months rent

Rent Review - 12th April 2024

Break Option - 12th April 2024, 6 months notice

VAT - VAT is payable.

Service Charge

Approx £500 per annum.

BUSINESS RATES

Rateable value: £6,700.00 Note: Small Business Rates Relief / exemption may be available.

LOCAL AUTHORITY

West Oxfordshire District Council, Council Offices, Witney, OX28 1NB. Tel: 01993 861000.

ENERGY PERFORMANCE RATING - C

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