



2nd Floor Offices, The Zinc Building, Carterton
TO LET £21,000 p.a.x.

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2nd Floor Offices, The Zinc Building

Ventura Park, Carterton, Oxfordshire, OX18 1AD

LOCATION

Situated approximately 15 miles west of Oxford, Carterton is rapidly expanding in both the residential and commercial sectors. and is the home of RAF Transport Command's Brize Norton Airbase. It has a large catchment area within easy reach, including Witney (4 miles), Faringdon (10) miles, Swindon (22 miles) and Cheltenham (26 miles), and has many amenities such as three major supermarkets, high street bank and a diverse array of shops. The property occupies a prominent position on Broadshires Way within the recently developed East Carterton commercial area. It is in close proximity to the town's new sports centre, health centre, residential estates, Brize Norton Airbase and the West Oxfordshire Business Park, which accommodates such international operations as Airbus Military.

DESCRIPTION

The Zinc Building is a modern three-storey detached office building finished to a high standard with suspended ceilings, under floor heating and double glazing. There is a door entry system, 8 person lift access to the second floor, with shared WC's & shower facility. The office is open plan & benefits from independent kitchenette & meeting room. 4 parking spaces are provided in the onsite car park.

ACCOMMODATION

Second Floor Office: 38'5" x 22'7" & 41' x 22'8"max
N.I.F.A. approx. 1,761 sq.ft. (163.5 sq.m)

LEASE TERMS

A new lease excluded from The LTA 1954 Act is available under internal repairing terms. Utilities will be recharged based on 34.8% of total building. A 3 month rent deposit will be required.

SERVICE CHARGE

A service charge will be payable for the management, maintenance and repair of the external common and structural parts, approx. £14,412 p/a.

BUSINESS RATES

Rateable value as of April 2023: £23,500.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE RATING - C

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