



1st Floor 6A, Church Green, Witney, Oxon,  
TO LET £8,000 p.a.x.

marriotts  
property llp

# 1st Floor 6A, Church Green Witney, Oxfordshire, OX28 4AW

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 offers an extensive range of local and national retailers and is a popular destination for shoppers. The property is situated in a convenient location just off Church Green close to the town centre.

## DESCRIPTION

The premises comprise a good quality open-plan first floor office situated in a detached office building. The property benefits from gas fired central heating, Cat 2 lighting, shared ladies and gents toilet facilities, and an independent kitchenette. Two car parking spaces are provided at the front of the building.

## ACCOMODATION

Ground Floor  
Shared Ladies & Gents WC's

First Floor  
Office: 32' x 17'5"  
Under Eaves Store: 10' x 6'av (limited height)  
Kitchenette

N.I.F.A. approx 560 sq.ft. (52 sq.m)  
(Plus Storage, approx. 60 sq.ft)

## TENURE

A new lease is available, outside the Landlord & Tenant Act 1954. Tenant responsible for internal repairs and redecoration. A 3 month deposit is required.

VAT is payable in addition to the rent and insurance.

## BUILDINGS INSURANCE

Approx. £TBC per annum.

## BUSINESS RATES

Rateable Value: £9,000

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

The premises have an EPC rating of TBC.

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](mailto:property@marriotts.co.uk)

[www.marriotts.co.uk](http://www.marriotts.co.uk)

