



Echo House, Bampton Business Centre South, TO
LET - £9,500 p.a.x.

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Echo House, Bampton Business Centre South, Bampton, Oxon, OX18 2AN

TO LET £9,500 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. Echo House is situated in the Bampton Business Centre (South) which is located on the outskirts of the village and accessed via a private road off the highway.

DESCRIPTION

Echo House forms part of a secure site and is surrounded by farmland, providing a range of office, workshop, industrial and warehouse accommodation. The premises provide flexible workshop & storage accommodation on the ground floor with additional offices across the 1st floor.

The ground floor comprises a main workshop area with an electrically operated roller shutter door access, to the rear is located a further room (with

step-up access) suitable for workshop / storage. Benefiting from a high ceiling the ground floor also enjoys florescent strip lighting & concrete floor. An external staircase leads to the first floor offices comprising 2 rooms. High speed broadband is available.

ACCOMMODATION

Workshop: 27'2" x 23'7"
Rear Stores / Workshop: 25'10" x 19'2"
WC:
1st Floor Office 1: 19'1" x 10'3"
1st Floor office 2: 24'3" x 10'2"
G.I.F.A. approx. 1,572 sq.ft. (146 sq.m.)

RENT & LEASE TERMS

The Unit is 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.

ENERGY PERFORMANCE CERTIFICATE

The building has a C rating.

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.



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