



Office 28, Signals House, Bampton Business Centre North, TO LET - £2,000 p.a.x.

# Office 28, Bampton Business Centre North, Bampton, Oxon, OX18 2AN

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## 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.

Signals House is situated in the Bampton Business Centre (North) which is located on the outskirts of the village and accessed via a private road off the highway.

## DESCRIPTION

Signals House forms part of a secure site and is surrounded by farmland, providing a range of office, workshop, industrial and warehouse accommodation. The Units have been refurbished to provide flexible business accommodation.

There are shared separate ladies & gents WC's and a tea/coffee making area.

High speed broadband is available.

Office 28 has 2 windows with high ceiling. Electric heating by way of wall heaters.

## ACCOMMODATION

Office 28: approx. 197 sq.ft

## 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 is recharged by the Landlord.

## ENERGY PERFORMANCE CERTIFICATE

The building has a D rating. A copy of the Energy Performance Certificate is available on request.

## 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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