



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

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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 good quality ground floor offices 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

Office 1: 26'4"max x 17'4"max (inc kitchenette)

Office 2: 17'4" x 9'7"

Store / Server Room: 7'11" x 9'6"

Shared Ladies & Gents WC's

N.I.F.A. approx. 575 sq.ft. (53.4 sq.m)

## TENURE

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

## DEPOSIT

A 3 month deposit is required.

## VAT

VAT is payable in addition to the rent and insurance.

## BUILDINGS INSURANCE

Approx. £TBC per annum.

## BUSINESS RATES

Rateable Value: £9,500

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 C.

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**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)

