



1 Aelfric Court, Eynsham, Oxon, OX29 4HG,  
TO LET - £9,000 p.a.x.

marriotts  
property llp

# 1 Aelfric Court, 2 Oxford Road, Eynsham Oxfordshire, OX29 4HG

TO LET - £9,000 p.a.x.

## LOCATION

Strategically located on the A40, approximately midway between Oxford and Witney the ancient market town of Eynsham is the fourth largest settlement in West Oxfordshire. An attractive market town retaining much of its medieval heritage it offers good communications on both a local and national level and is a popular destination for tourists.

Conveniently situated close to the town centre the premises will be found within a small development of offices on the junction of The High Street & Oxford Road, located directly opposite Queen Street.

## DESCRIPTION

A period detached building offering modern open-plan office accommodation, the property comprises a ground floor open-plan office with kitchen and toilet. The premises benefit from suspended ceiling,

carpet, and gas fired central heating, good natural light is provided by windows spanning the front & side of the building. Some attic storage with limited access is available. 2 allocated car parking space are provided to front of the building.

## ACCOMMODATION

Office: 27'5" x 15'6"

Kitchen: 9'6" x 4'5"

WC:

Total N.I.F.A. approx. 462 sq.ft. (42.92sq.m.)

## LEASE TERMS

A new business lease is available under internal repairing terms, outside The LTA 1954. The Tenant is to redecorate at the end of the Term.

## DEPOSIT

A 3 month rent deposit is required.

## VAT

VAT is not payable.

## SERVICE CHARGE

Includes electricity, gas & water, upkeep of communal areas, exterior maintenance & buildings insurance. Approx. £360.00 pcm.

## BUSINESS RATES

Rateable Value: £5,800.00

## ENERGY PERFORMANCE RATING

The premises have an energy rating of - C

## LOCAL AUTHORITY

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

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