



Unit 3, Bridge Street Mills, Witney
TO LET - £15,950 p.a.x.

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Unit 3, Bridge Street Mills

Witney, Oxfordshire, OX28 1FX

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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.

Prominently situated overlooking Bridge Street, the offices are located a short walk north of the town centre and will be found opposite Halfords Auto Centre at the junction of the High Street and Bridge Street.

DESCRIPTION

The premises comprise a ground floor office suite converted from one of Witney's famous wool mills, with a shared access directly from Bridge Street. Comprising a main open-plan office with a separate office/boardroom and server room off, the offices benefit from their own kitchen, Category 5 cabling in

surface mounted trunking, Cat 2 style lighting, and gas fired heating. 4 parking spaces are provided in the private car park at the rear.

Total N.I.F.A. approx. 1,385 sq.ft. (128.68 sq.m.)

TENURE

A new Business Lease is available under internal repairing terms, to be excluded from The Landlord & Tenant Act 1954. A 3 month rent deposit will be required.

SERVICE CHARGE

Raised quarterly at £1,498, to cover the cost of heating and water, plus cleaning & maintenance of communal areas, window cleaning & external repairs.

VAT

VAT is payable

INSURANCE

The Landlord insures the building and recharges the cost to the Tenant.

BUSINESS RATES

Rateable Value: £11,750.

(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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