



Aerial House, Bampton Business Centre North
TO LET - Rent £3,500 p.a.x.

Aerial House, Bampton Business Centre North, Bampton, Oxon, OX18 2AN

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.

Aerial 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

Aerial 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 / lockup storage accommodation.

A detached single storey building comprising 2 rooms with double doors to the front room and single

door to the rear room, suitable for lockup storage or workshop.

Aerial house has an electricity supply but no fixed heating.

ACCOMMODATION

Aerial House: approx. 270 sq.ft. - £3,500 p/a

RENT & LEASE TERMS

The premises are available to rent by way of an internal repairing lease for a term to be agreed. The rent is per annum and inclusive of Service Charge.

UTILITIES

Utilities are recharged by the Landlord.

ENERGY PERFORMANCE CERTIFICATE

The building is exempt from EPC requirement.

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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marriotts
property llp

Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

T: 01367 242422
E: property@marriotts.co.uk

www.marriotts.co.uk

