



Office 2 & 3, Cypher House, Bampton Business Centre South  
TO LET - Rents £3,000 p.a.x.

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# Office 2 & Office 3, Cypher House, Bampton Business

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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.

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

## DESCRIPTION

Cypher House forms part of a secure site and is surrounded by farmland, providing a range of office, workshop, industrial and warehouse accommodation. The offices 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.

Two single offices are available and both have a large double glazed window and high ceiling. The offices enjoy electric heating by way of wall heaters and have good natural light.

## ACCOMMODATION

Office 2: approx. 245 sq.ft. - £3,000 p/a

Office 3: approx. 243 sq.ft. - £3,000 p/a

## RENT & LEASE TERMS

The offices are available to rent by way of internal repairing leases for a term to be agreed. The rents are per annum and inclusive of Service Charge.

## UTILITIES

Electricity and water is recharged by the Landlord.

## ENERGY PERFORMANCE CERTIFICATE

The building has an E 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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