



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

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Office 2, Cypher House, Bampton Business Centre South, Bampton, Oxfordshire 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.

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.

A single office is available having a large double glazed window and high ceiling. The office enjoys electric heating by way of wall heaters and has good natural light.

ACCOMMODATION

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

RENT & LEASE TERMS

The office is 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

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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