



Unit 3, Bridge Street Mills, Witney, Oxon, OX28 1FX
TO LET £15,950 p.a.x. (with 4 parking spaces)

marriotts
property llp

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TO LET £15,950 p.a.x.

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. 1,385sq.ft. (128.68sq.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

Approx. £1,615 p/a to cover the cost of cleaning and maintenance of communal areas, window cleaning & external repairs. Plus heating of the offices charged at approx. £300 pcm and water at £190 p/a.

VAT - VAT is payable.

INSURANCE

The Landlord insures the building and recharges the cost to the Tenant, approx. £1,138 p/a subject to annual review.

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 CERTIFICATE

The premises have an EPC rating of C.

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