



1st Floor, Unit 3A, Stanley Court, Witney  
Oxon OX29 0TB - TO LET £8,000 p.a.x.

marriotts  
property llp

# 1st Floor, Unit 3A, Stanley Court Witney, Oxon, OX29 0TB

TO LET £8,000 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. Stanley Court is located to the western side of the town in an area regarded as the main commercial hub. As you enter the Estate take the first left off Richard Jones Road, Unit 3A will be found directly in front.

## DESCRIPTION

Situated across the 1st floor of a modern commercial unit, the property comprises an open plan office with independent toilet and kitchen facilities.

Benefiting from carpet throughout, LED lighting and good natural light, the premises also enjoy 5 dedicated parking spaces.

## ACCOMMODATION

The following dimensions are approximate only:

### Ground Floor

Shared entrance foyer & stairs.

### First Floor

Office: 25'9" x 25'3"

Kitchenette: 9' x 4'7"

Toilet:

Total N.I.F.A. approx. 662 sq.ft. (61.5 sq.m.)

## VAT

VAT is payable.

## UTILITIES

Electricity is sub-metered and will be recharged to the Tenant by the Landlord.

## TENURE

A new lease is available, to be excluded from The LTA 1954, under internal repairing terms and redecoration in the last 3 months. A minimum 3 month deposit is required.

## BUILDINGS INSURANCE

Approx. £300 p/a but subject to annual review.

## BUSINESS RATES

Rateable Value: £10,500.

(Small business rates relief / exemption may be available)

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C.

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.



**marriotts**  
property llp

Faringdon  
9 Market Place  
Faringdon, Oxon  
SN7 7HL

T: 01367 242422  
E: [property@marriotts.co.uk](mailto:property@marriotts.co.uk)

[www.marriotts.co.uk](http://www.marriotts.co.uk)