



The Old Kitchen, Cypher House, Bampton Business Centre
South, OX18 2AN. TO LET - £3,000 p.a.x.

The Old Kitchen, Cypher House, Bampton Business Centre South, Oxon, OX18 2AN

TO LET - £3,000 p.a.x.

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 Bampton Business Centre (South) which is located on the outskirts of the village and accessed via a private road.

DESCRIPTION

Cypher House forms part of a secure site and is surrounded by farmland, providing a range of offices, workshop, industrial and warehouse accommodation. The units have been refurbished to provide flexible business accommodation.

There are shared separate ladies and gents WC's. Water is connected to the office.

High speed broadband is available.

The Office has 2 windows and enjoys good natural light and electric heating.

ACCOMMODATION

Single Office:
Approx. 200 sq.ft.

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 is recharged by the Landlord.

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.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of E.

VIEWING

Strictly by prior appointment only through Marriotts Property LLP.

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

www.marriotts.co.uk

