

TO LET

Carter Jonas

LAST SMALL SUITE
AVAILABILITY



**SUITES 15 B AND C
THORNEY LEYS BUSINESS PARK
WITNEY
OX28 4GE**

**Flexible office suites within established
popular Business Park**

- From 403 sq.ft - 1009 sq.ft
- Established business park
- On site parking
- Close to all amenities

LOCATION

Witney is a large market town located in west Oxfordshire and is approximately 12.8 miles to the west of Oxford accessed along the A40 which provides transport links to the M5 and the A34 dual carriageway which links to the M4 Motorway to the south and the M40 motorway to the North.

Thorney Leys Business Park is located on the western side of Witney, immediately adjoining the town's main arterial road from the A40.

Witney is a vibrant market town located on the edge of the Cotswolds offering a wealth of amenities including the nearby Windrush Leisure Centre. The town centre has a wide range of local and national retailers, restaurants and bars. There are local shopping and food amenities within a few minutes walk of the scheme.

DESCRIPTION

Thorney Leys Business Park is an established office development which comprises of 16 self-contained semi detached and terraced office buildings.

Unit 15 is a multi occupied building with 2 existing occupiers sharing communal facilities.

The available suites comprise of two adjoining open plan rooms which are capable of being combined and which otherwise benefit from the following:

- Well presented/ready to occupy
- Kitchenette
- Shared toilet facilities
- 4 Car spaces

Consideration will be given to undertaking works subject to terms

ACCOMMODATION

The following suites are currently available with areas quoted on a net internal basis.

	Sq Ft	Sq M	Parking Spaces
Unit 15B	606	56.30	2
Unit 15C	403	37.44	2

The suites are available separately or as a combined suite totalling approximately 1009 sq ft/ 93.7 sq m.

TERMS

The suites are available to lease on the following terms, which are quoted exclusive of VAT, service charge and business rates.

Unit 15B: £10,300 per annum exclusive.

Unit 15C: £6,851 per annum exclusive.

Terms for a combined suites by negotiation.

BUSINESS RATES/OUTGOINGS

The tenant will be responsible for all outgoing including business rates and the park service charge.

A building and park service charge will be levied, details of which are available on application.

Unit 15C has a current rateable value of £5,453

Unit 15B has a current rateable value of £8,100

Interested parties should make their own enquiries direct with West Oxfordshire District Council to verify rates payable.

VAT

All prices quoted are exclusive of VAT where applicable

EPC

The premises have an existing EPC 'D' rating.



Viewing by appointment through the sole agent

Jon Silversides MRICS
Jon.silversides@carterjonas.co.uk

Jack Ponting
Jack.ponting@carterjonas.co.uk

Tel: 01865 404458

Tel: 01865 819624

Mayfield House, 256 Banbury Road, Summertown, Oxford, OX2 7DE

IMPORTANT INFORMATION

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