



**7 and 8 Nimrod  
De Havilland Way  
Witney  
Oxfordshire  
OX29 0YG**

**Adjoining modern industrial units  
with flexible first floor  
accommodation**

- 315.3 sq m /3,394 sq ft – 763.15 sq /8,215 sq ft
- Available as a whole or split
- Flexible industrial and production accommodation with modern offices
- 10 car spaces
- Available January 2020

---

## LOCATION

Witney is a large market town situated approximately 12 miles west of Oxford. The town is accessed from the A40 in turn connecting to the M40 (junction 9) and M4 (junction 13) motorways via the A40 and A34.

Access to the western side of the town has recently been enhanced through the construction of a new junction onto the A40 at Downs Road, close to the subject property.

Witney forms West Oxfordshire's central hub and benefits from numerous amenities both within the town centre and immediate surrounds. There is also significant house development underway close by.

The subject property is located on the Nimrod Estate accessed off De Havilland Way in turn via Range Road, within the wide West Witney commercial area. There are a number of well established businesses close by including Abbotts Laboratories, Hydac and Oxford Products.

The Nimrod estate was constructed in 2007 and comprises 16 units arranged in three blocks.

---

## DESCRIPTION

The premises comprise of two adjoining modern units offering production area, offices and display area.

The premises are currently combined to form a single unit and in turn modified to include additional mezzanine accommodation. The mezzanine is currently used for office purposes however is suitable for storage, subject to adaptation.

The property benefits from an original eaves height of 6.2m with the current height to underside of mezzanine being 2.62m.

The current configuration provides assembly/ production accommodation at ground floor and open plan offices and display area at first floor level. Each side of the unit has toilet and kitchenette provision.

The units otherwise both have 3.7m wide electrically operated level access doors and services including electric heating to the office areas and 3 phase power is available.

We understand that the property benefits from superfast broadband provision, albeit interested parties should make their own investigations in this regard.

---

---

## ACCOMMODATION

The property has the following approximate gross internal floor Areas:

	Sq M	Sq Ft
<b>Unit 7</b>		
Ground Floor	255.66	2752
Mezzanine	196.95	2120
<b>TOTAL</b>	<b>452.62</b>	<b>4872</b>
<b>Unit 8</b>		
Ground Floor	173.72	1870
Mezzanine	141.58	1524
<b>TOTAL</b>	<b>315.3</b>	<b>3,394</b>

Whilst the units are currently combined our clients will sell or lease separately with consideration to redesigning the mezzanine area subject to terms,

Further details on the split are available on application.

---

## TERMS

The premises are available in January 2020 at a rental based on £7.90 psf exclusive of other outgoings, with terms for sale available on application.

Terms for the re-configuration of the mezzanine content will be subject to negotiation.

---

## BUSINESS RATES

The property is currently jointly assessed and has the following rating assessment:

Rateable value: £44,608.

Interested parties should verify this figure with West Oxfordshire District Council.

---

## VAT

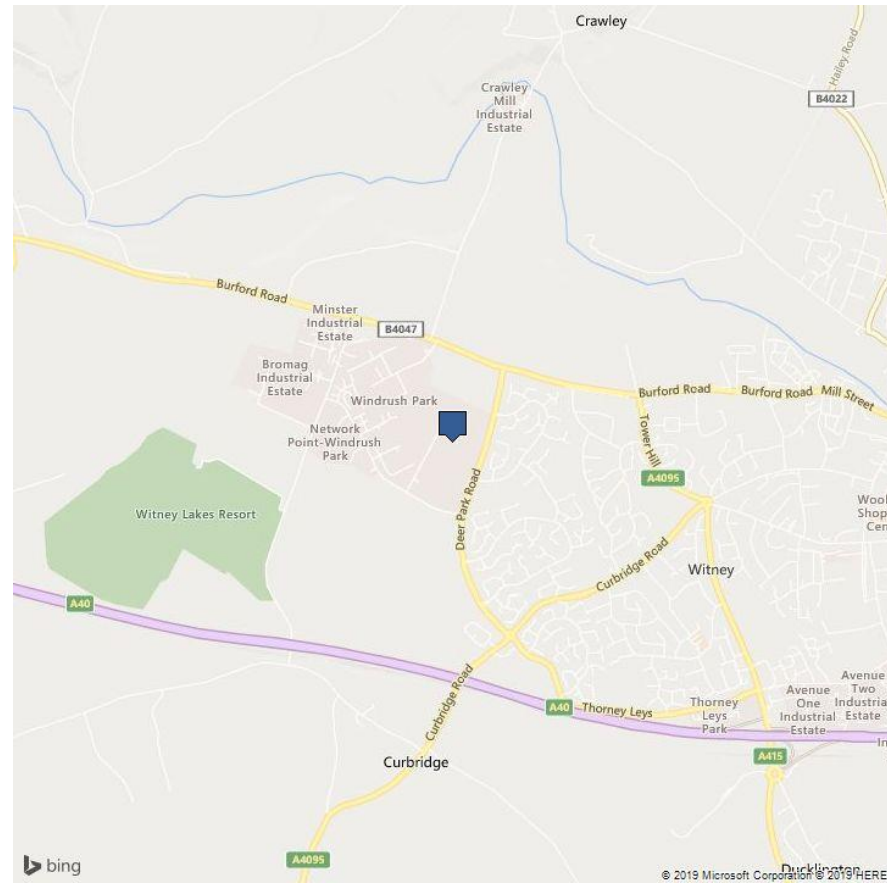
VAT will be applicable unless otherwise advised.

---

## EPC

EPC rating D - further details available on request.

---



## Viewing by appointment, contact

Edward Lifely MRICS  
[Edward.lifely@carterjonas.co.uk](mailto:Edward.lifely@carterjonas.co.uk)

Tel: 01865 404459

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

Robert Gibbons MRICS  
[Robert.gibbons@carterjonas.co.uk](mailto:Robert.gibbons@carterjonas.co.uk)

Tel: 01865 404426

Jon Silversides MRICS  
[Jon.Silversides@carterjonas.co.uk](mailto:Jon.Silversides@carterjonas.co.uk)

Tel: 01865 404458

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

# Carter Jonas