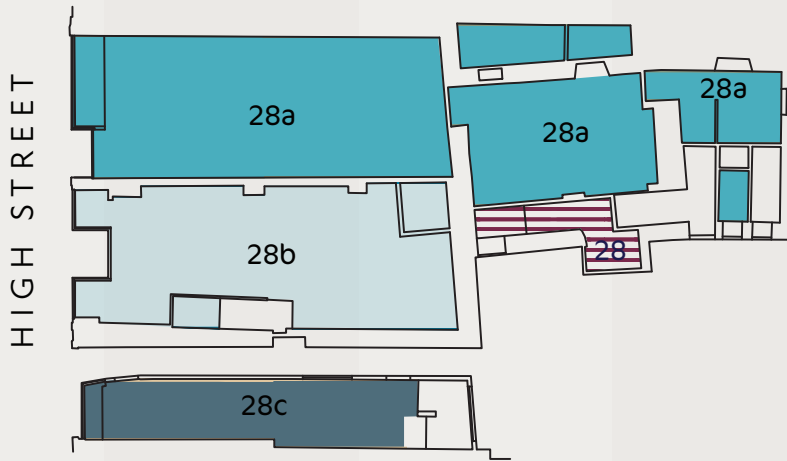






# WITNEY | OX28 6HG

## UNITS 28, 28a, 28b & 28c, HIGH STREET

A measured survey of the property has been undertaken in accordance with the guidelines as described in the Code of Measuring Practice (6th Edition). The Net Internal Areas are as follows:







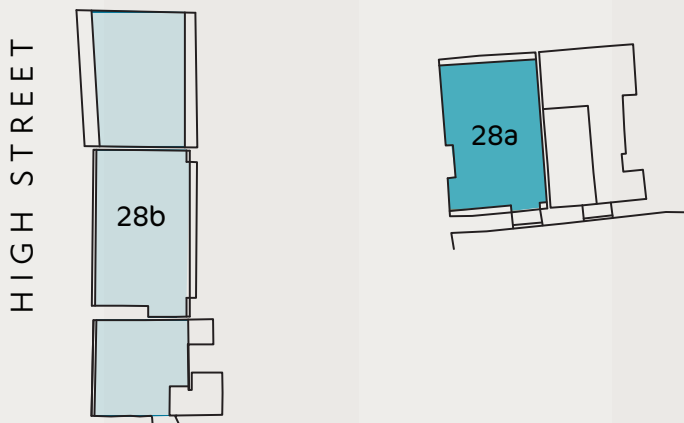
### Ground Floor Net Internal Areas

	28 - access to vacant office		
	28a-NIA	93.6 sq. m.	1,008 sq. ft.
	28b-NIA	50.6 sq. m.	545 sq. ft.
	28c-NIA	21.7 sq. m.	234 sq. ft.
<b>TOTAL:</b>		<b>165.9 sq. m.</b>	<b>1,787 sq. ft.</b>





### First Floor Net Internal Areas

	28-NIA	50.4 sq. m.	542 sq. ft.
	28a-NIA	25.2 sq. m.	271 sq. ft.
	28b-NIA	50.0 sq. m.	538 sq. ft.
	28c-NIA	17.2 sq. m.	185 sq. ft.
<b>TOTAL:</b>		<b>142.8 sq. m.</b>	<b>1,536 sq. ft.</b>



### Second Floor Net Internal Areas

	28a-NIA	14.6 sq. m.	157 sq. ft.
	28b-NIA	37.0 sq. m.	398 sq. ft.
<b>TOTAL:</b>		<b>51.6 sq. m.</b>	<b>555 sq. ft.</b>

\* all plans are not to scale

# HIGH STREET

WITNEY  
OX28 6HG

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#### Misrepresentations Act:

The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. In accordance with HMRC regulations, the successful purchaser will be required to satisfy KYC requirements. This will include providing identification documents and evidence of funding prior to completion. OCTOBER 2025