

Vanbrugh Quarter  
NEW Starter Units

**TO LET**

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

**VANBRUGH  
QUARTER**

— AT WINDRUSH —



Available Now

Vanbrugh Quarter  
Windrush Industrial Park  
Witney OX29 7AG

New small unit scheme of industrial and storage units

**785-1,840** Sq Ft

Available individually or in combination

- 15 Unit Scheme
- Grade A Energy Efficiency
- High grade specification
- On-Site parking

# Vanbrugh Quarter NEW Starter Units TO LET

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## Location

Acquired by the Blenheim Palace Estate in 2011, Windrush Industrial Park comprises a 28 acre commercial estate situated within the prime West Witney commercial area.

Strategically located on Burford Road, the site provides swift access to the A40 and thereafter to Oxford, Cheltenham, the A34, M40 and M4 motorways and is positioned conveniently for access into the town centre.

As a commercial location, West Witney has been much enhanced by the completion of the new A40/Downs Road junction, now providing swift access onto the A40.

## Description

The Vanbrugh Quarter comprises a new build scheme of units.

Designed for both industrial and storage uses the scheme comprises of 15 industrial units capable of being joined but otherwise being self-contained.

The units are of steel frame construction with a mixture of brick and clad elevations, roller shutter and personnel doors to each unit.

Externally each unit benefits from its own allocated parking and a yard and a level access loading door.

## Terms

The premises are available to lease by way of new full repairing and insuring terms as per the rentals highlighted on the next page.

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## Accommodation & Quoting Rentals

The units provide the following approximate gross internal floor space and are available on the following rental terms, inclusive of buildings insurance and service charge:

Accommodation	Sq Ft	Sq M	EPC Rating	Rent per Annum
Unit 1 (Let)	785	73	A+ (-10)	£9,813 pa
Unit 2 (Let)	785	73	A+ (-10)	£9,813 pa
Unit 3	920	85	A (24)	£10,102 pa
Unit 4	920	85	A (24)	£10,102 pa
Unit 5 (U/O)	920	85	B (27)	£10,102 pa
Unit 6 (U/O)	920	85	B (27)	£10,102 pa
Unit 7 (Let)	920	85	A (24)	£10,102 pa
Unit 8	920	85	A (24)	£10,102 pa
Unit 9 (Let)	512	48	A (24)	£6,400 pa
Unit 10 (U/O)	512	48	A (24)	£6,400 pa
Unit 11 (Let)	512	48	B (28)	£6,400 pa
Unit 12 (Let)	512	48	B (28)	£6,400 pa
Unit 13 (Let)	1,040	97	A (1)	£11,960 pa
Unit 14	785	73	A+ (-39)	£9,813 pa
Unit 15 (Let)	785	73	A+ (-39)	£9,813 pa

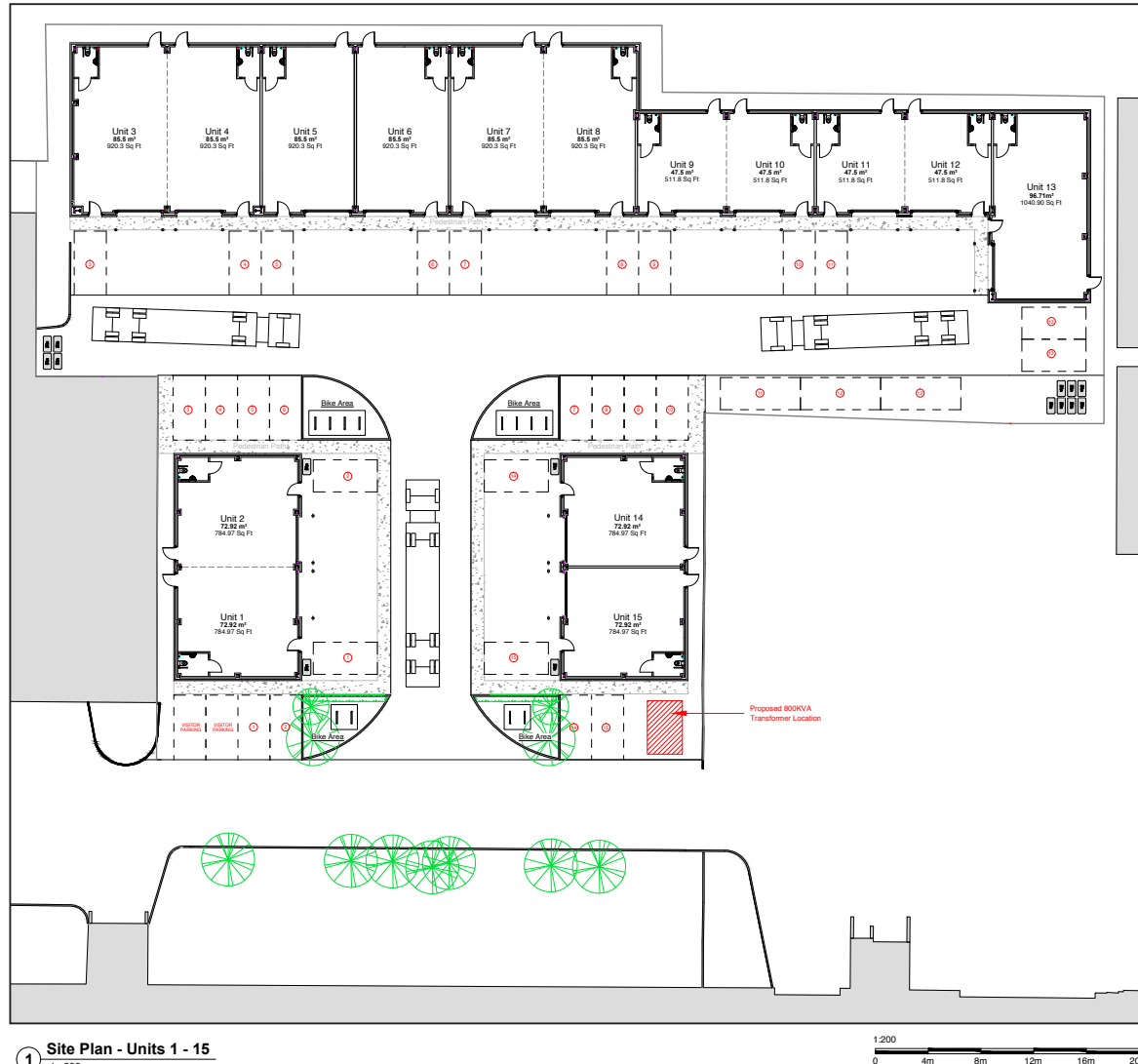
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① Site Plan - Units 1 - 15  
1 : 200

## Specification

The units offer the following base specification with full details available from the marketing agents:

- 2 parking spaces
- Clear eaves height of approx. 4.5M – 5M (Subject to Unit)
- 3.3M x 3.9M loading doors
- 110 Amp 3 phase electricity supply
- Floor Loading 50 kN/m<sup>2</sup>

## Legal Costs

Each party is to be responsible for their own legal costs.

## Business Rates

The units are yet to be assessed for rating purposes.

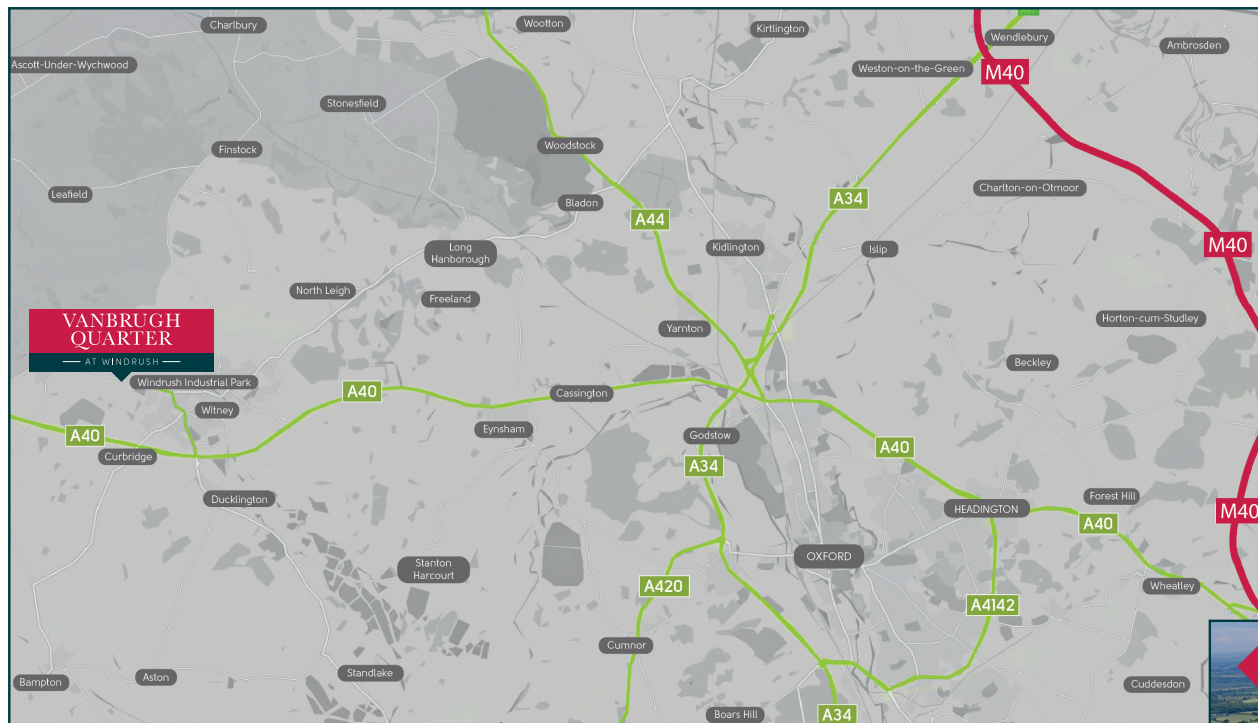
## VAT

We understand that VAT will be applicable.

## EPC

The units have been awarded high energy efficiency ratings ranging between A+ and B. Individual EPC's are available on request.





Sat Nav postcode - OX29 7AG

### Subject to Contract

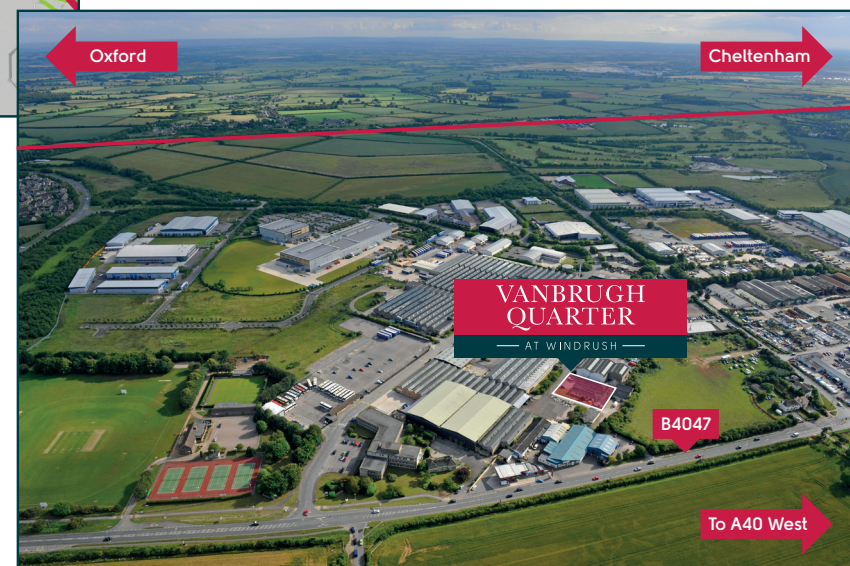
- 1) The particulars, general remarks and other information and details contained herein do not constitute any part of an offer or contract.
- 2) All descriptions, dimensions and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of Benedicts or Carter Jonas has any authority to make or give any representation or warranty whatever in relation to this property.
- 4) No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn.
- 5) All figures quoted are exclusive of VAT where payable.
- 6) Benedicts and Carter Jonas give no warranty as to the condition of the premises, services or facilities and prospective occupiers must satisfy themselves in this respect.

# VANBRUGH QUARTER

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### All Enquiries

Please contact the joint agents for further information or visit the dedicated website: [www.vanbrughquarter.co.uk](http://www.vanbrughquarter.co.uk)



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**BENEDICTS**

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