

WAREHOUSE & OFFICE UNIT FOR SALE



12,330 Sq. Ft. (1,145.4 Sq. M.)

Bishops House
Long Hanborough
Witney

Oxford

OX29 8LQ

RARE FREEHOLD OPPORTUNITY

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

This property is located in Long Hanborough which is approximately six miles to the north west of Oxford. It lies between the A44 Oxford to Woodstock and the A40 Oxford to Witney Road. Long Hanborough benefits from good road access to the A34 Oxford Western Bypass via both of these routes. There is also rail access to Oxford and London at Hanborough Station, a five minute walk away. Hanborough Business Park is an established mixture of office and industrial units located adjacent to the B4095 Woodstock to Witney Road.

Description

The unit comprises two linked office and storage units together with a rear warehouse facility. The units provide a mixture of cellular and open-plan office accommodation over ground and first floors together with a beneficial loft storage area. The units benefit from the following features: Reception area; partitioned offices; fitted kitchen; male and female WCs; 2 x roller shutter doors to the warehouse with access to a covered loading bay and small rear yard. There is ample parking laid out to the front of the unit.

Terms

Price on application

Freehold available with vacant possession. Potential for sale and leaseback subject to terms will also be considered.

Accommodation

	Sq. Ft.	Sq. M.
Ground floor office	1,600	148.6
First floor office	710	65.9
Loft store first floor	595	55.3
Warehouse	8,400	780.4
Covered loading/canopy	1,025	95.2
TOTAL	12,330	1,145.4

Approx gross internal area (GIA)

Business Rates

The billing authority is West Oxfordshire.

Rateable value: £34,000

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- Self contained units
- Potential for Sale and Leaseback
- Generous Site Area
- Covered Building

Energy Performance Rating

tbc

Viewing and further information

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