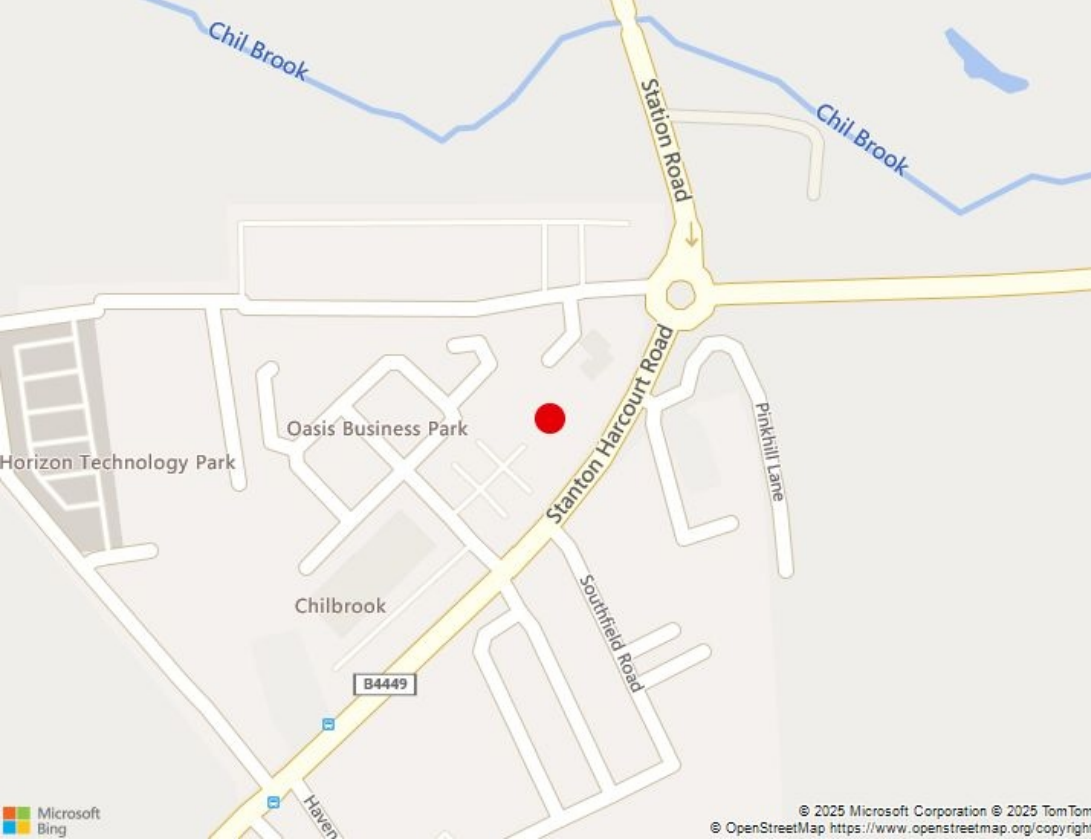


# UNIQUE SELF CONTAINED OFFICES TO LET

Agriculture House, Oasis Park, Stanton Harcourt Road, Eynsham, Witney, Oxfordshire, OX29 4TP

5,283 SqFt (490.79 SqM) | On Application





## KEY FEATURES

- Car parking for in excess of 50 vehicles
- Self-contained standalone office within commercial location
- Mix of open plan and cellular accommodation
- Located on B4449 connecting onto the A40
- New Lease

## LOCATION

The property is accessed from the Stanton Harcourt Road and adjoins the Oasis Business Park, a large office development within the local area. Eynsham is an established commercial location just off the main A40 Arterial Road mid-way between Oxford and Witney with the subject property well located on the B4449 on the edge of the village. There is a bus stop located 0.1 mile from the property and within 10 miles of Oxford City Centre.

## DESCRIPTION

The subject property comprises a self-contained office building over the ground and first floor. The property is currently arranged as a number of cellular office accommodations of varying sizes including a large meeting room on the ground floor with a separate external access. The property benefits from air-conditioning, kitchen facilities and various storage areas along with an ample dedicated car park for over 50 vehicles.



Area	SqFt	SqM
Ground	2,605	242
First	2,678	248.79
<b>Total Floor Area</b>	<b>5,283</b>	<b>490.79</b>



## TERMS

The property is available on a new lease for a term of years to be agreed.

## ASKING RENT

On Application

## EPC

A copy of the Energy Performance Certificate is available upon request.

## BUSINESS RATES

Rateable Value £55,000 & £14,750

For verification purposes interested parties are advised to make their own enquiries with the Local Authority (West Oxfordshire).

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

## VAT

All figures quoted are exclusive of VAT which is payable.

## VIEWING

Strictly by prior appointment, please contact:



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

Ground



First



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