

# TO LET

# Carter Jonas



**THORNEY LEYS BUSINESS PARK  
WITNEY  
OX28 4GG**

**Flexible office accommodation available on  
established business park to be fully  
refurbished**

- From 1,691 sq.ft / 157 sq.m
- Established business park
- Generous on site parking
- Close to all amenities

## LOCATION

Witney is a large market town located in west Oxfordshire and is approximately 12.8 miles to the west of Oxford accessed along the A40 which provides transport links to the M5 and the A34 dual carriageway which links to the M4 Motorway to the south and the M40 motorway to the North.

Thorney Leys Business Park is located on the western side of Witney, immediately adjoining the town's main arterial road from the A40.

Witney is a vibrant market town located on the edge of the Cotswolds offering a wealth of amenities including the nearby Windrush Leisure Centre. The town centre has a wide range of local and national retailers, restaurants and bars. There are local shopping and food amenities within a few minutes walk of the scheme.

## DESCRIPTION

Thorney Leys Business Park is an established office development which comprise of 16 self-contained semi detached and terraced office buildings.

The available accommodation is due to be fully refurbished, with the proposed specification to include the following main elements;

- New suspended ceilings and inset lighting
- New combined heating and cooling systems
- Re-modelled and decorated toilets
- Redecorated throughout

Consideration will be given to further works subject to terms

## ACCOMMODATION

The following suites are currently available with areas quoted on a net internal basis.

	Sq Ft	Sq M
Unit 16	4,475	415.74
Unit 19	3,382	314.19
Unit 20	3,383	314.19
TOTAL	15,714	1,461.86

Consideration may be given to letting by floor from 1,691 sq.ft

Each unit has allocated parking at a ratio of 1 space per 338 sq.ft.

## TERMS

The premises are available to lease on competitive terms, details of which are available on application and being subject to the final specification.

## BUSINESS RATES/OUTGOINGS

The available units are currently assessed as one for business rates and will need to be re-assessed.

A park service charge will be levied.

## VAT

All prices quoted are exclusive of VAT where applicable.

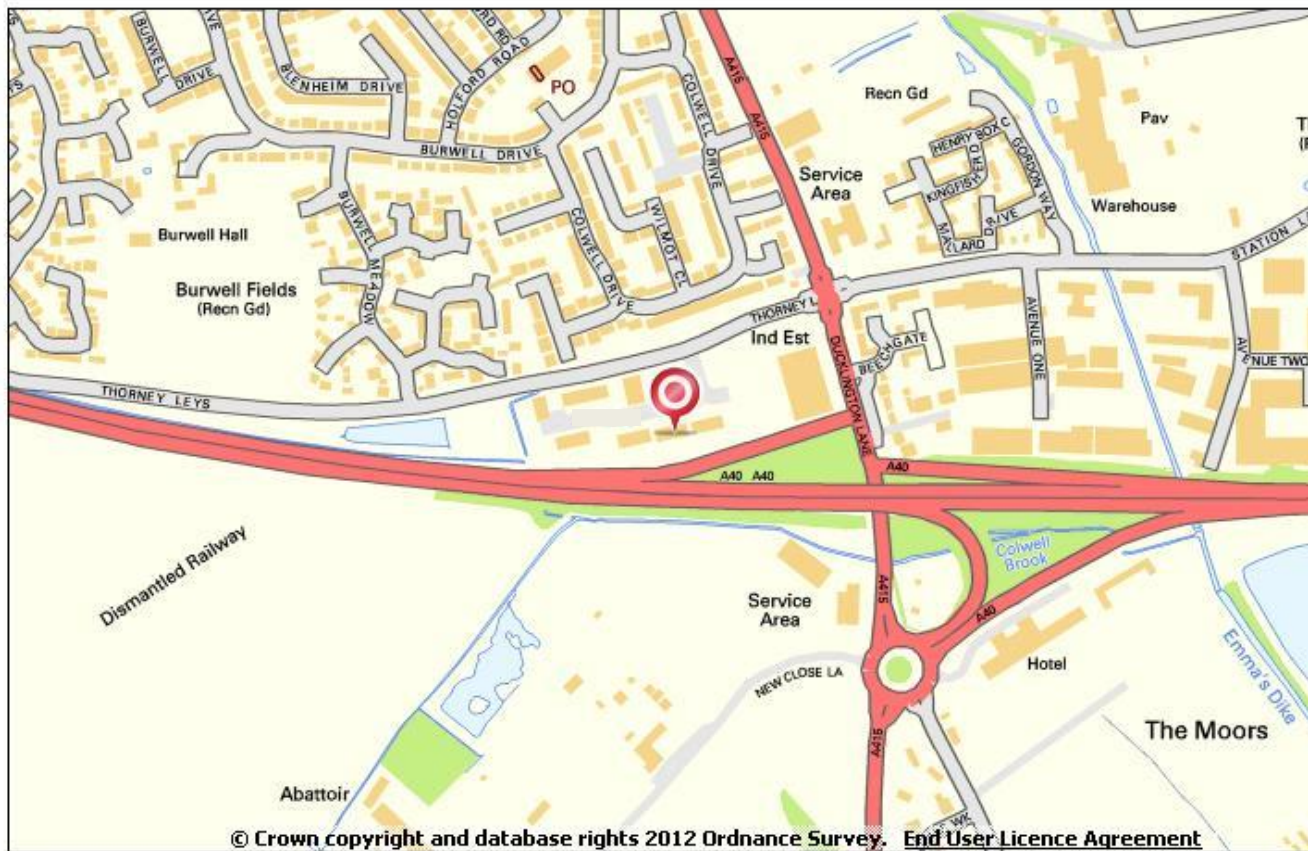
## EPC

EPC's will be provided following completion of the refurbishment programme.



17.10.17





### **Viewing by appointment through the sole agent**

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