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UNIT 7 NIMROD DE HAVILLAND WAY WITNEY OX29 0YG

For Sale/To Let

**4,072 Sq ft (378 Sq m) Approximately plus
Mezzanine of 805 Sq ft (75 Sq m)**

**Modern Industrial/Warehouse Unit with High
Grade First Floor Offices and Ancillary
Mezzanine Area**

In Brief

- Electrically operated level access door
- 6m eaves height
- Fitted offices with kitchen facilities
- 5 car parking spaces
- Flexible production/workroom areas

Description

Unit 7 comprises a modern unit offering production area, offices and ancillary mezzanine area. The ground floor has part full height and part underneath the mezzanine. The first floor has been fitted to a high quality office with side windows.

Terms

Unit 7 is available either on the basis of a long leasehold sale or a new lease for a term of years to be agreed. The sale quoting price is £515,000 (five hundred and fifteen thousand pounds) with a leasehold rent of £36,000 per annum exclusive.

Rates

Rateable Value (2017): £30,000

All rateable values should be verified by the incoming party with the Local Authority. Further information from www.voa.gov.uk

Services

A service charge is payable in respect of the management, maintenance and repair of the common parts.

Legal Costs

Each party will bear their own legal costs incurred in connection with this transaction.

Value Added Tax

Prices outgoings and rentals are quoted exclusive of but may be liable to VAT.

EPC

C (66)

Postcode

OX29 0YG

Location

Witney is an established commercial location just off the A40 Oxford to Cheltenham Road. The development is located within the established Windrush Park which is easily accessible from the new Downs Road A40 interchange.

Unit 7 is an end of terrace unit located on the modern Nimrod Estate accessed off De Havilland Way via Range Road.

Accommodation	sq ft	sq m
Ground Floor	2,741	255
First Floor offices	1,331	123
Total	4,072	378

Additional information

Enquiries

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