



7 Hanborough Business Park

Long Hanborough, OX29 8LH

Flexible Business Unit Suitable for a Range of Uses

2,628 sq ft
(244.15 sq m)

- Freehold available
- Flexible business unit
- Suitable for a range of uses
- Roller shutter and personnel access doors
- Separate office and workshop areas
- Established commercial location
- 3-Phase electricity supply

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Summary

Available Size	2,628 sq ft
Price	£350,000
Business Rates	Rateable Value: £13,000
Service Charge	An Estate Service Charge is payable, please enquire
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

The subject premises comprise a self-contained, mid terrace business unit of steel portal frame construction with brick and profile steel clad elevations under a metal profile roof. The roof has been installed within the last 7 years.

The property is arranged internally to provide open plan workshop accommodation on the ground floor with a office area and tea point. There is an internal workshop/spray booth with fully integrated extraction system. The first floor provides further storage area, 2 WC facilities and a kitchenette.

Heating is provided through electric wall mounted radiators and the property benefits from a 3-Phase electricity supply.

Access is provided via a front personnel door and manual rear roller shutter door.

Location

Situated on the A4095 approximately 7 miles west of Oxford, Long Hanborough is an attractive village offering the dual advantages of a pleasant rural environment and good communications on a local and national level. Locally, good access is provided to Oxford, Witney and the surrounding market towns, whilst, on a national level, swift access is provided onto the A40 and A34 trunk roads and thence to the M40 (Junction 9), the M4 (Junction 13) and to all parts of the south via the national motorway network. Long Hanborough is also situated on the Worcester to London: Paddington mainline.

Within Long Hanborough itself, Hanborough Business Park is situated on the A4095 Main Road.

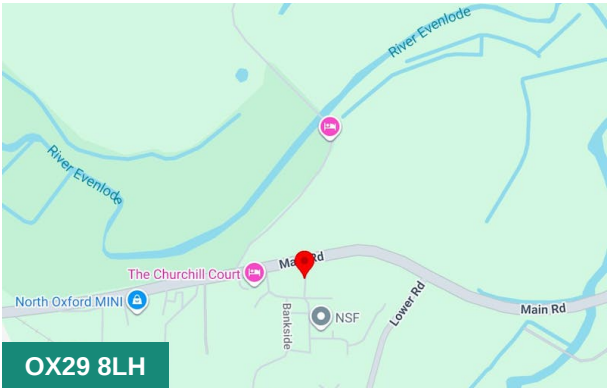
Accommodation

The accommodation comprises the following Get Internal Areas:

Name	sq ft	sq m
Ground	1,532	142.33
1st	1,096	101.82
Total	2,628	244.15

Terms

The freehold interest in the property is available at a price of £350,000



Viewing & Further Information



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