



Units 5-10, West End Industrial Estate

Witney, OX28 1UB

Multi-let Industrial Estate Within The Market Town Of Witney

7,300 sq ft
(678.19 sq m)

- Current rent roll of £37,320pa
- Ability to increase returns through letting of Unit 5
- Historically low vacancy rates
- Fully let with one owner occupied unit
- Established commercial location
- Situated in the heart of Witney town centre
- Rare freehold opportunity

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Summary

Available Size	7,300 sq ft
Price	£495,000
Business Rates	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Property graded as B-C

Location

Strategically located on the A40 approximately 12 miles west of Oxford, Witney is an attractive market town, offering good communications on both a local and national level. Witney has become an established commercial location and is expected to undergo further expansion over the coming years.

Within Witney itself, the subject premises are situated in the heart of the town between West End and Bridge Street. The property is accessed from West End.

Description

The property is of masonry construction under a part flat, part pitched felt roof. Internally the property is arranged to provide seven lock up units with concrete flooring, bare walls and exposed ceilings with surface mounted lighting. Each unit benefits from a roller shutter door to the front elevation with the exception of Unit 5 which has a sliding loading door.

All units benefit from a WC with the exception of Unit 5.

There is an opportunity to increase returns and create new rental evidence through the letting of Unit 5 which is owner occupied, but will be vacated upon completion.

We understand the property is prone to flooding although flood defences have been installed around the estate. The most recent flooding event took place in November 2024.

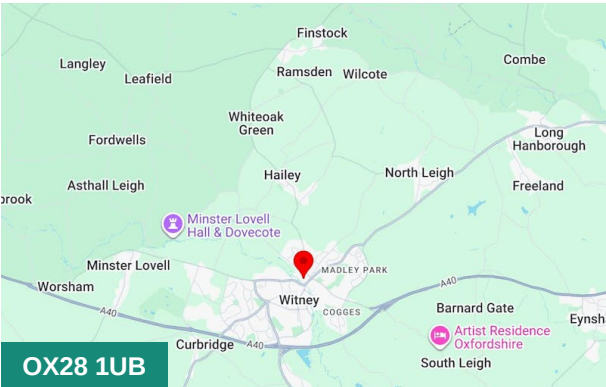
Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	sq ft	sq m
Unit - 5	850	78.97
Unit - 5a	1,540	143.07
Unit - 6	1,000	92.90
Unit - 7	1,000	92.90
Unit - 8	1,400	130.06
Unit - 9	650	60.39
Unit - 10	860	79.90
Total	7,300	678.19

Terms

The freehold interest is available for sale. Full tenancy details can be provided on request.



Viewing & Further Information



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