



7 Witan Park

Avenue Two, Witney, OX28 4FH

Newly Refurbished Industrial Unit with Large Secure Yard

10,250 sq ft
(952.26 sq m)

- Newly refurbished to a high standard
- Well located on established Industrial Estate
- 0.35 Acre Secure Yard
- Generous dedicated Parking
- Large open plan office accommodation

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Summary

Available Size	10,250 sq ft
Rent	£100,000 per annum
Rates Payable	£2.23 per sq ft
Rateable Value	£79,000
Service Charge	£807.56 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The Property comprises a recently refurbished steel portal framed semi-detached industrial unit with masonry elevations and profile metal cladding above and to the side. Internally, the property has been refurbished throughout including, new kitchen, New boiler, LED lighting in the warehouse and offices, redecorated and is ready for occupation.

The property benefits from a very generous sized circa 0.35 secure self-contained yard and a single roller shutter door to the rear. The property benefits from a large allocation of Car Parking spaces located to the side of the property.

Location

The Property is located in Witney, a market town within West Oxfordshire. Witney has a good commercial offering with amenities commensurate with most everyday needs. The closest major city is Oxford, located 10 miles to the east. Public transport to the property are reasonable. There are bus routes serving the wider town, offering direct services to Carterton and Oxford. The Property is located on Avenue Two, Station Lane, one of the most established industrial locations within Witney. Local occupiers include, Rexel, Cottsway, DFX, ED Glass, Ford.

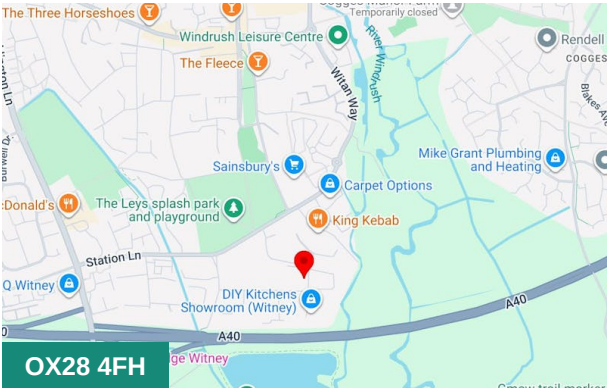
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	1,725	160.26	Available
Ground - Warehouse	6,800	631.74	Available
1st - Office	1,725	160.26	Available
Total	10,250	952.26	

Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.



Viewing & Further Information



Edward Lifely
01865 883364 | 07464492953
edward@benedicts.co.uk



Sophie Holder
01865883364 | 07587221536
sophie@benedicts.co.uk