

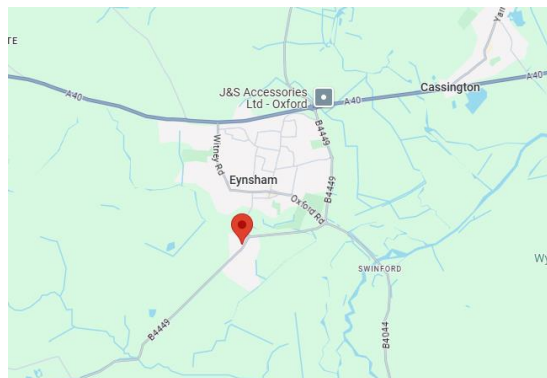


## TO LET – DETACHED OFFICE BUILDING WITH EXCEPTIONAL PARKING RATIO

Agriculture House, Stanton Harcourt Road, Eynsham OX29 4TP

### LOCATION

Eynsham is a thriving Town just off the A40 mid-way between Oxford and Witney. There are a number of bus routes available and a newly built park and ride site adjacent to the A40.



### DESCRIPTION

The subject property comprises a detached office building on ground and first floors adjacent to the Oasis Business Park. The property is presented in excellent internal condition and provides a number of private offices together with a large meeting/seminar room on the ground floor accessed externally.

### ACCOMMODATION

The property has a net useable floor area of approximately 6,000 square feet.

### LEASE/RENT

A new lease is available on a full repairing and insuring basis at a rent of £100,000 per annum exclusive.

The lease to be contracted out of the Landlord and Tenant Act 1954 Part 2 as amended.

### IN BRIEF

- Exceptional parking provision
- Air conditioning
- Large meeting / seminar room

### RENT

£100,000 per annum

### TIMING

Vacant possession to be given upon completion of legal formalities.

### VIEWING & CONTACT

Strictly by prior appointment with either of the joint letting agents:

**Tim Norris-Jones**  
tim@njcommercial.co.uk

**Suzanne Lovell**  
suzanne@njcommercial.co.uk

**NJ Commercial Ltd**  
07802 371588  
www.njcommercial.co.uk

Or

**Eleanor Robinson-Perkins**  
eleanor.robinson@burleybrowne.co.uk

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0121 321 3441  
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Subject to contract

### DISCLAIMER

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

## VAT

All figures within these terms are exclusive of VAT, where chargeable.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## POSSESSION

Vacant possession to be given upon completion of legal formalities.

## PLANNING

The property has a Class E use but would be suitable for alternative uses such as Educational - Class F1 subject to any required consents.



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