

TO LET

Carter Jonas



**UNIT 1
PEASHELL FARM
WITNEY
OX29 7NZ**

New self-contained storage/workshop unit

- 560 sq.ft (52 sq.m)
- Parking & additional space for skips/containers*
- Immediate access to the A40
- Electric roller shutter door

LOCATION

Unit 1 Peashell Farm is located to the West of Witney, accessed from Downs Road and being less than a two minute drive from the A40.

The unit is situated within Peashell Farm, which comprises a range of agricultural and commercial units.

Witney is a large market town located in West Oxfordshire, approximately 12 miles to the west of Oxford and approximately 29 miles from Cheltenham via the A40. Being close to the A40 occupiers will benefit from good access to the A34 dual carriageway, M4, M5 and M40 motorways.

Witney is regarded as the main commercial hub in West Oxfordshire providing occupiers and residents a wealth of amenities including Marriots Walk shopping centres, cinema, supermarkets and restaurants. These in turn service the large residential population who work in the town and further afield.

DESCRIPTION

Unit 1 is newly built self-contained storage/workshop unit being of a steel portal frame construction with blockwork elevations under a pitched roof.

The unit is newly constructed and benefits from the following features:

- Internal LED strip lighting
- Shared toilet facility
- Internal eaves of 4.2m with a maximum apex height of circa 5.3m
- Parking and additional space for skips/containers, subject to terms
- Electric roller shutter doors

(Not suitable for car machanic use)

ACCOMMODATION

The unit offers the following approximate gross internal floor area;

	Sq Ft	Sq M
Unit 1	560	52

TERMS

The unit is available by way of new full repairing and insuring lease, on terms to be agreed at a rent of £7,500 per annum plus VAT.

In addition the landlord reserves the right to charge a service charge for external maintenance.

VAT

VAT is applicable to the rent.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

BUSINESS RATES

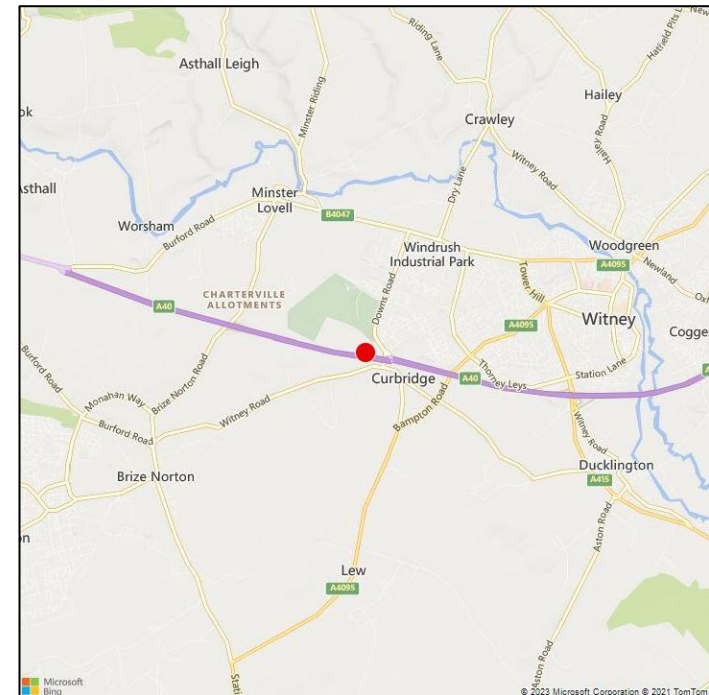
Rateable value: To be assessed

We recommend interested parties contact West Oxfordshire District Council to find out this figure.

EPC

EPC – To be assessed.

May 26





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IMPORTANT INFORMATION

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