FOR SALE

Carter Jonas



UNIT 6 ACER COURT
NORTH LEIGH BUSINESS PARK
NORTH LEIGH
OX29 6SW

Ground and first floor offices / ancillary storage

- 2,314 sq.ft / 215.81 sq.m
- Mix of cellular and open plan offices
- Ground floor store / workshop area
- 11 designated parking spaces

LOCATION

The property is situated at North Leigh Business Park, a commercial development with a mixture of offices and light industrial accommodation. The estate has frontage to the north side of the A4095 which runs between Witney and the A40 trunk road to the south west and Woodstock and A44 trunk road to the north east.

It is a popular mixed estate which, at the time of writing, is fully occupied. The premises are in a location that is easily accessible but close to the A40 giving access to Witney in the west and Oxford ring road to the east.

DESCRIPTION

The semi-detached property is of two storey blockwork construction with brick facing under a pitched tiled roof. Internally the accommodation has UPVC double glazed windows, gas central heating, perimeter trunking at dado level and suspended ceilings with recessed lighting.

Currently fitted into cellular offices at ground floor and open plan at first floor level. The ground floor also has the benefit of a store/workshop area but can easily be refitted as offices to a high standard.

The property has 11 designated car parking spaces with its title.

ACCOMMODATION

The property has the following approximate Net Internal floor areas:

	Sq M	Sq Ft
Ground Floor	106.91	1,151
First Floor	108.9	1,163
TOTAL	215.81	2,314

PRICE

Offers in the region of £400,000 plus VAT are sought for the freehold interest.

BUSINESS RATES

We understand that the following Business Rates apply;

Rateable Value - £28,250 (1st April 2026 to present)

Prospective tenants should clarify these figures by contacting the Valuation Office.

VAT

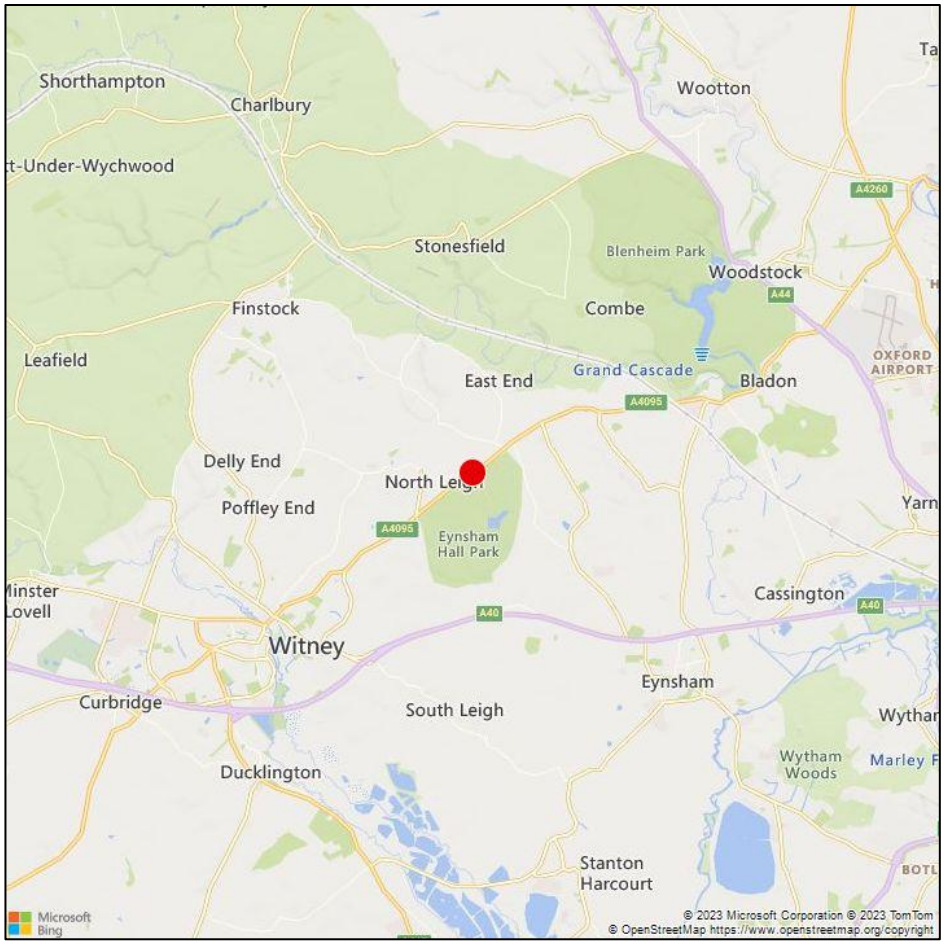
VAT is applicable to the purchase price.

EPC

EPC rating – C-71 further details on request.







Viewing by appointment, contact

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IMPORTANT INFORMATION

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Classification L2 - Business Data