

TO LET

Carter Jonas



**FORMER SELECTRONIC PREMISES
BOOK END
WITNEY
OX29 0YE**

**Modern hybrid building set in
1.28 acres**

- 9,480 sq.ft / 880.68 sq.m
- First floor office and ground floor storage/light industrial
- Extensive parking
- Solar PV system

LOCATION

Witney is an attractive and popular Oxfordshire market town, approximately 12 miles to the west of Oxford.

The town has good road communications, being on the A40 Oxford to Cheltenham trunk road. The A40 links to the A34 at Oxford, which in turn provides access to the national motorway network, leading to the M40 to the east of Oxford and the M4, to the south. The nearest mainline railway station is at Long Hanborough, five miles to the east of Witney, which provides a mainline rail connection to London and the Midlands.

The property is situated in one of the town’s main commercial areas to the West of the town, being just off Range road, which links to Downs road and a new junction on the A40.

DESCRIPTION

The property comprises of a modern detached 50:50 technology style building arranged over two floors with storage and ancillary accommodation at ground floor and offices to first.

The building is of steel frame construction with coated prolife metal clad walls and pitched coated profile metal roof.

At first floor there is a feature central skylight providing additional natural light with the office being open plan together with individual offices to the perimeter.

Internally the property is well presented and maintained, with kitchen and toilet facilities to both floors. The property has all main services.

Externally the property sits within its own self-contained and landscaped site with ample car parking and yard areas.

ACCOMMODATION

The buildings provide the following approximate gross internal floor areas:

	sq.m	sq.ft
Ground Floor	440.34	4,740
First Floor	440.34	4,740
TOTAL	880.68	9,480

The building has a site area of approximately 1.28 acres, inclusive of 37 car spaces.

BUSINESS RATES

Rateable value (from 1st April 2017): £77,500

We recommend interested parties contact West Oxfordshire district Council to confirm above figures.

TERMS

New leasehold terms, available on application

VAT

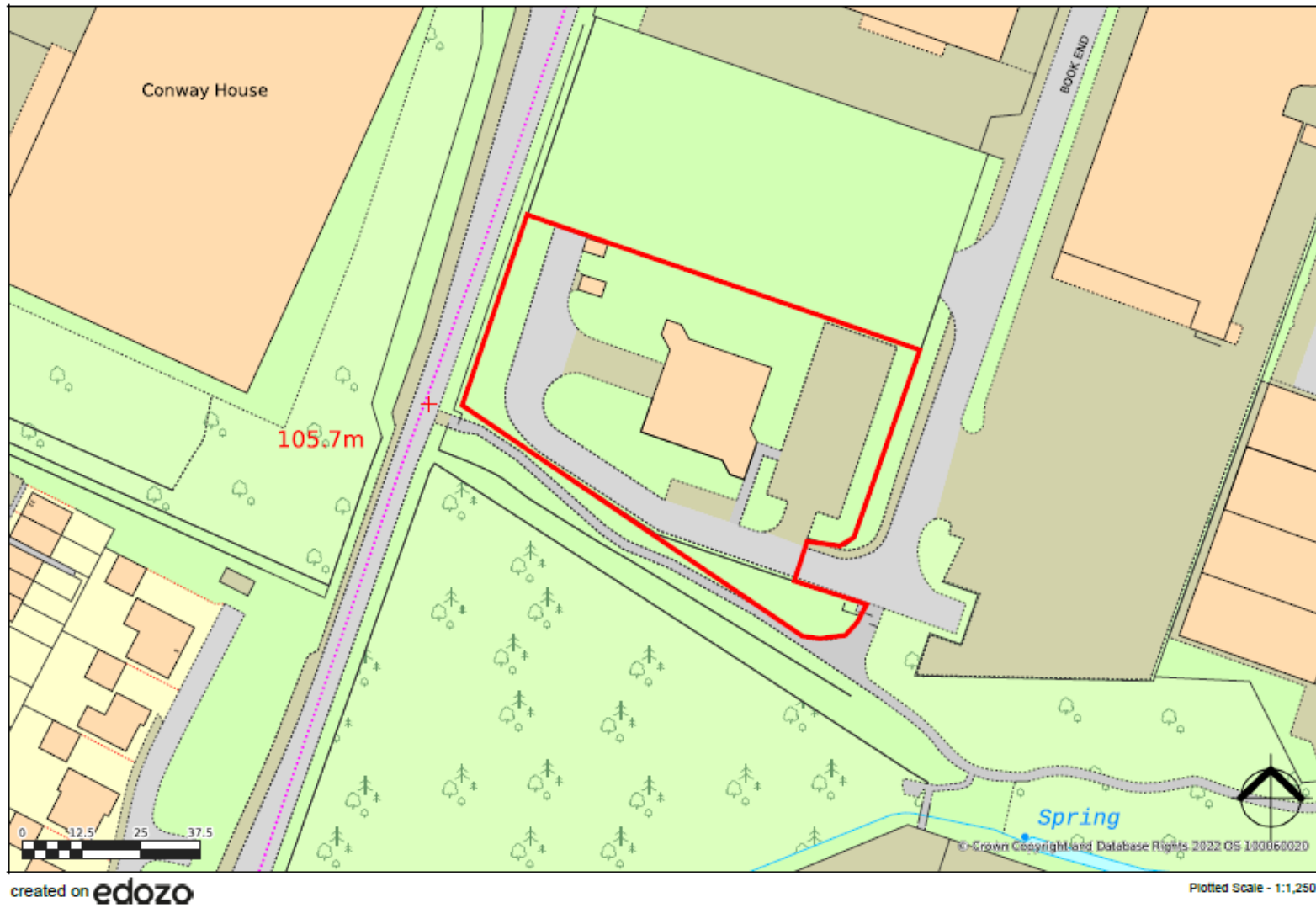
All terms quoted are exclusive of VAT where chargeable

EPC

The property has an EPC rating of C.

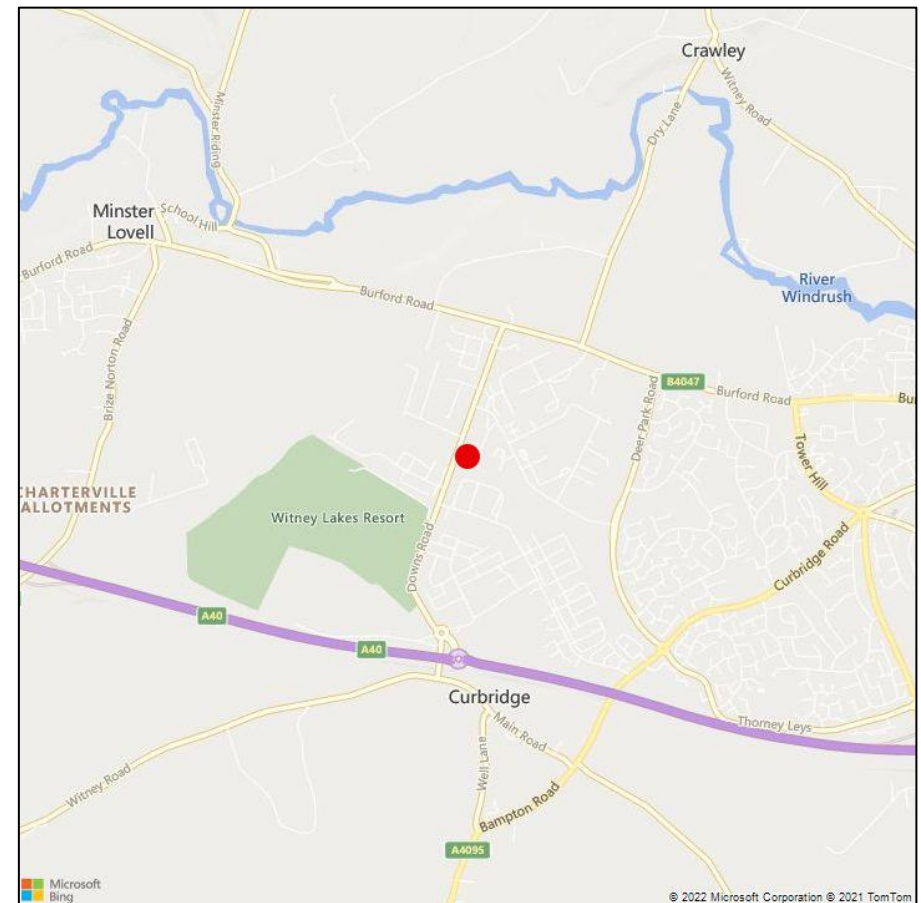
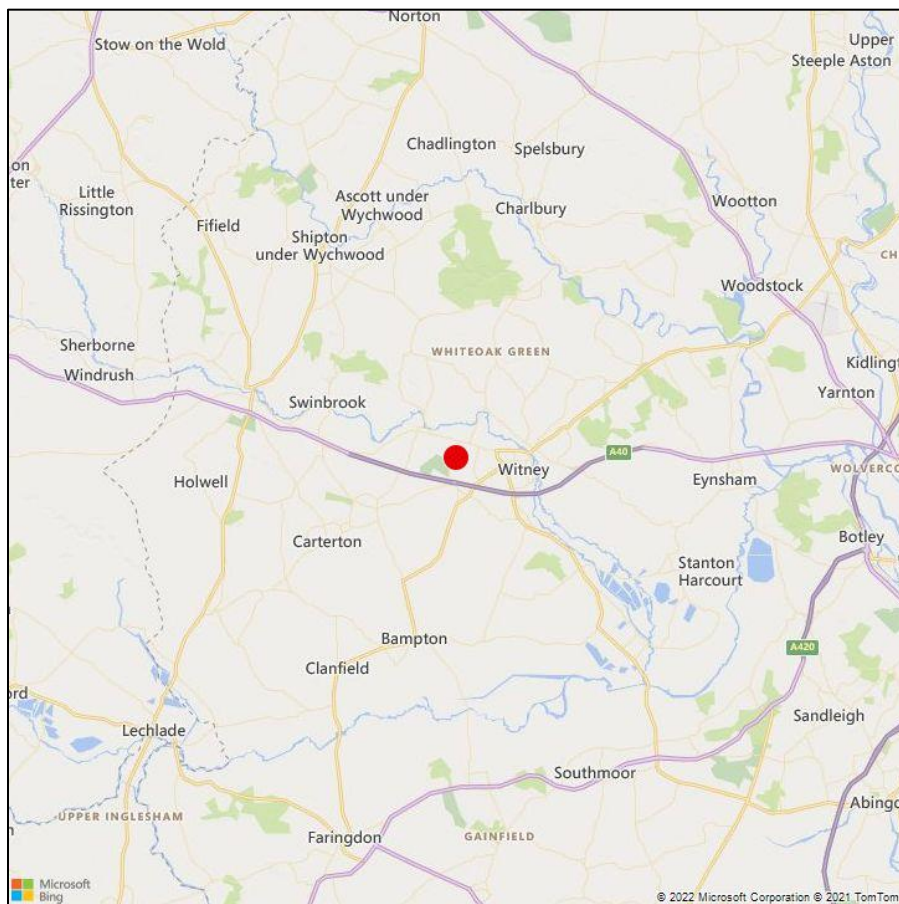






This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

Indicative Demise Plan



Viewing by appointment via the sole agents :

Adrian Chan

Adrian.chan@carterjonas.co.uk

Tel: 07920 830554

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

Jon Silversides MRICS

jon.silversides@carterjonas.co.uk

Tel: 07720 537141

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us.

Carter Jonas