

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 profile 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.

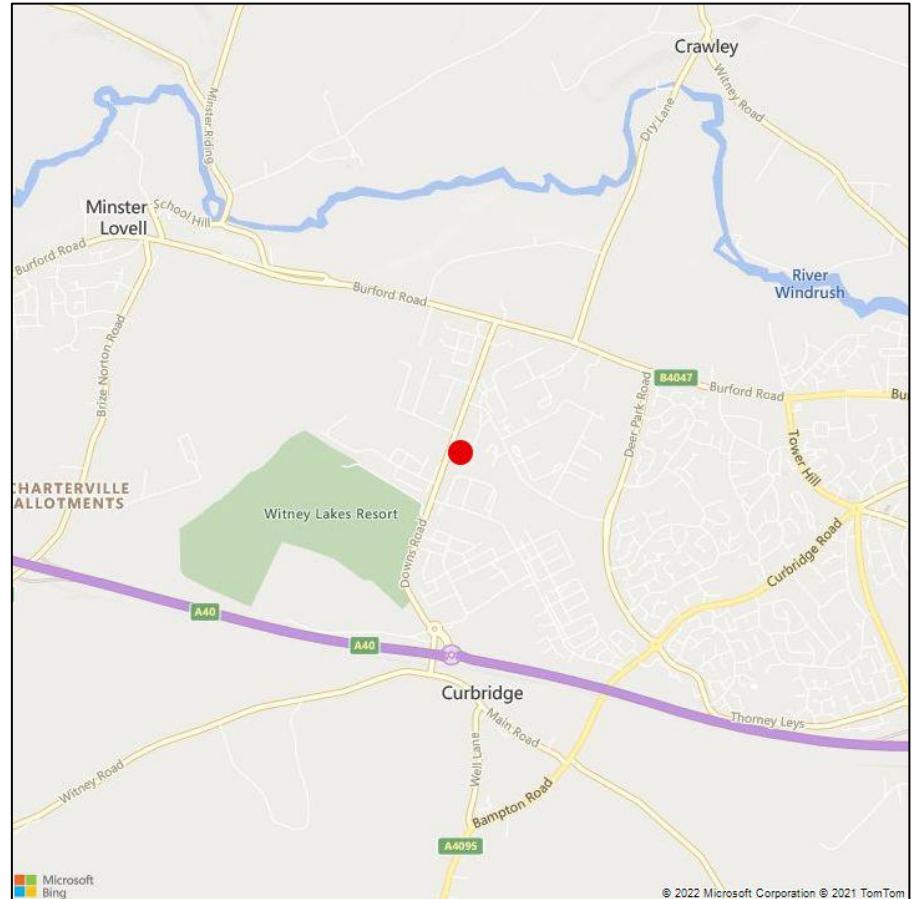
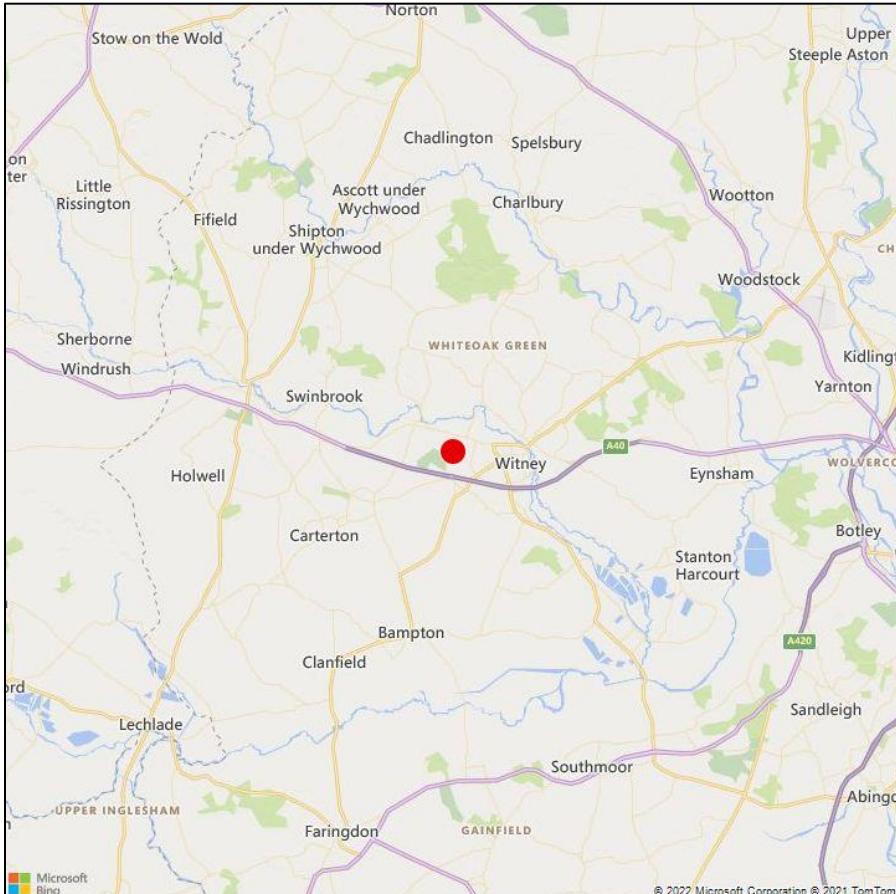






This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

Indicative Demise Plan



Viewing by appointment via the sole agents :

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IMPORTANT INFORMATION

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