TO LET

Carter Jonas



THORNEY LEYS BUSINESS PARK
WITNEY
OX28 4GE

Various sizes of modern office suites available on flexible lease arrangements

- 606 sq.ft to 3,088 sq.ft (56.3 sq.m to 287 sq.m)
- Established business park
- Ample on site car parking
- Close to all amenities

LOCATION

Witney is a large market town located in west Oxfordshire and is approximately 12.8 miles to the west of Oxford accessed along the A40 which provides transport links to the M5 and the A34 dual carriageway which links to the M4 Motorway to the south and the M40 motorway to the North.

Thorney Leys Business Park is located on the western side of Witney, immediately adjoining the town's main arterial road from the A40.

Witney is a vibrant market town located on the edge of the Cotswolds offering a wealth of amenities including the nearby Windrush Leisure Centre. The town centre has a wide range of local and national retailers, restaurants and bars. There are local shopping and food amenities within a few minutes walk of the scheme.

DESCRIPTION

Thorney Leys Business Park is an established office development which comprises of 16 self-contained semi detached and terraced office buildings.

Features include:

- Gas central heating
- Fluorescent strip tube lighting
- Kitchenette on both floors
- Disabled toilet



ACCOMMODATION

The following units are currently available with areas quoted on a net internal basis.

	Sq Ft	Sq M
Unit 15 A (FF)	1,230	114.27
Unit 15 B (FF) (from 7.3.27)	606	56.30
Unit 15 D (GF) – U/O	2,227	206.89
Unit 17 (GF)	3,088	286.88
Unit 18 A (FF)	1,573	146.13
Unit 18 B (FF)	779	72.37
Unit 18 C (from 14.9.26)	840	78.07

TERMS

We are quoting an estate wide £19.50 per square foot.

VAT is applicable on the rent.

BUSINESS RATES/OUTGOINGS

The tenant will be responsible for all outgoings including business rates and the estate service charge.

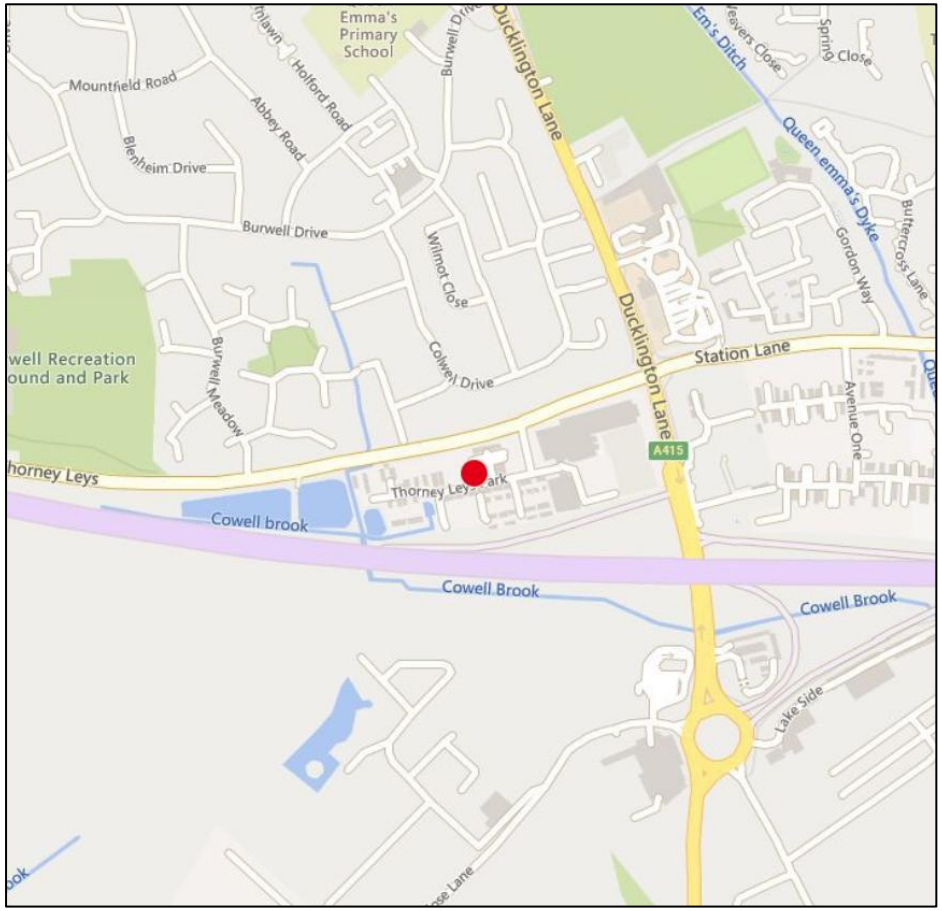
A building service charge will be levied to cover maintenance of the building and common parts.

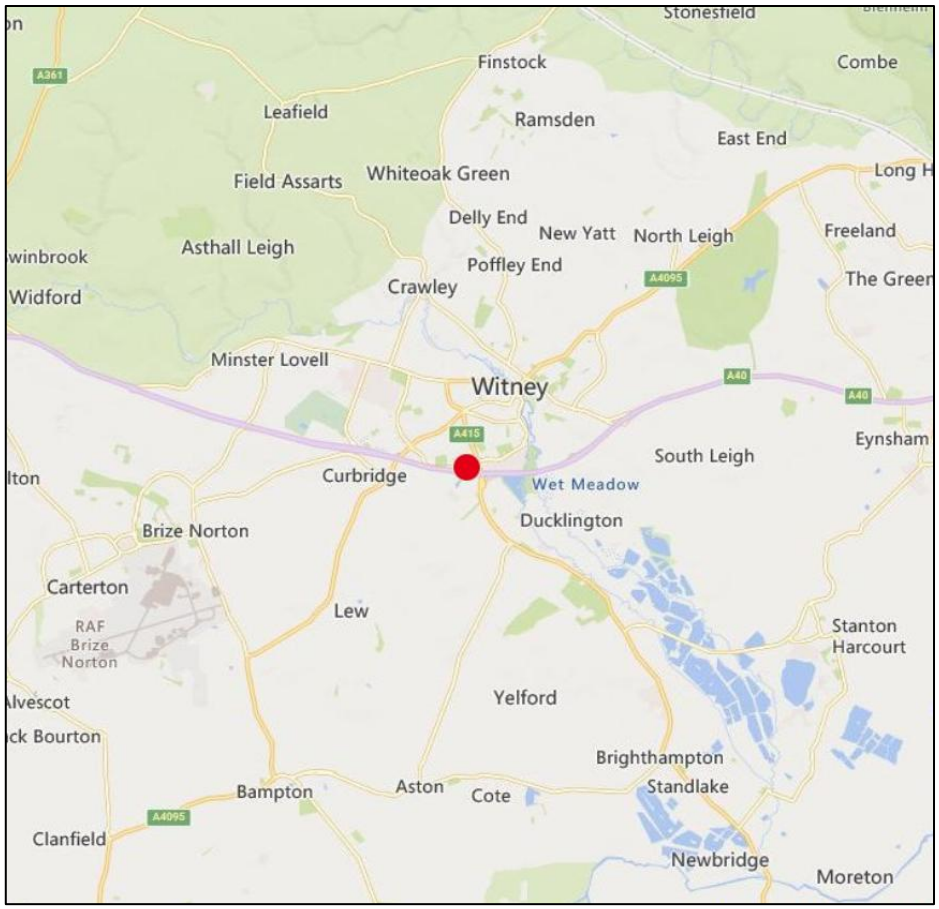
Interested parties should make their own enquiries direct with West Oxfordshire District Council to verify these figures.

EPC

EPC's are available on request.

30.07.26





Viewing by appointment through the agents

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Classification L2 - Business Data