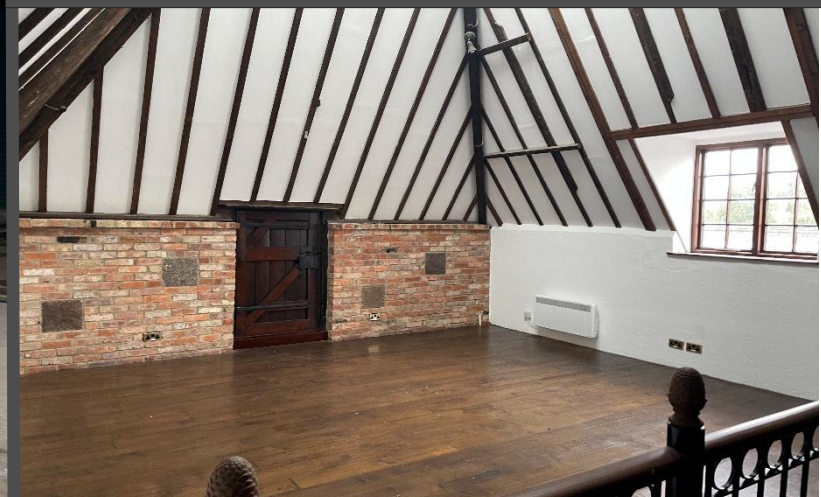


TO LET

Carter Jonas



**UNITS 10 & 11
EAGLE INDUSTRIAL ESTATE
WITNEY
OXFORDSHIRE
OX28 4DP**

**Self-contained character office
accommodation conveniently located in
Witney Town Centre**

- 2,432 Sq.ft (226 sq.m)
- High-quality character offices
- Fully modernised throughout
- 5 designated parking spaces

LOCATION

Witney is a large market town located in West Oxfordshire, approximately 12 miles to the west of Oxford. Accessed via the A40 which in turn leads to the M5 motorway and Cheltenham, approximately 29 miles to the west. To the east, the A40 provides access to the A34 dual carriage way and M4 and M40 motorways to the South and North respectively.

Witney is regarded as the main commercial hub in West Oxfordshire giving occupiers and residents a wealth of amenities including shopping centres such as Marriotts Walk, a cinema and numerous restaurants.

The subject property is in the heart of Witney accessed via The Crofts, a quiet residential area, being to the rear of Eagle Industrial Estate with immediate neighbours including Blake's Kitchen, NOX Gymnastics and Witney weights & Fitness.

DESCRIPTION

Units 10 & 11 form a characterful converted stone building being part of the original Wychwood Brewery building.

The building has been comprehensively refurbished throughout to provide attractive office accommodation, arranged across three floors.

The property retains original features including exposed stone walls, timber beams and heritage detailing, whilst benefiting from modern fittings and services.

Externally there is a large basement storage area, separately accessed, platform lift and stairs together with 5 designated parking spaces.

ACCOMMODATION

Unit 10 & 11 – 2,432 sq ft/266 sq m

TERMS

The office suites are available on a new lease at competitive terms to be agreed.

RENT

Rent on application.

BUSINESS RATES

Rateable Value - TBC

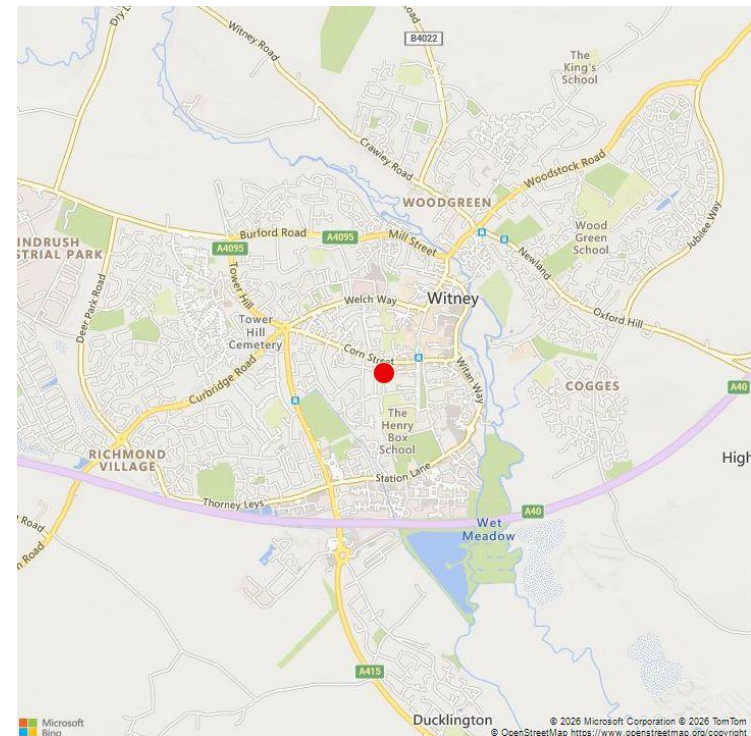
We recommend interested parties contact West Oxfordshire District Council for further information.

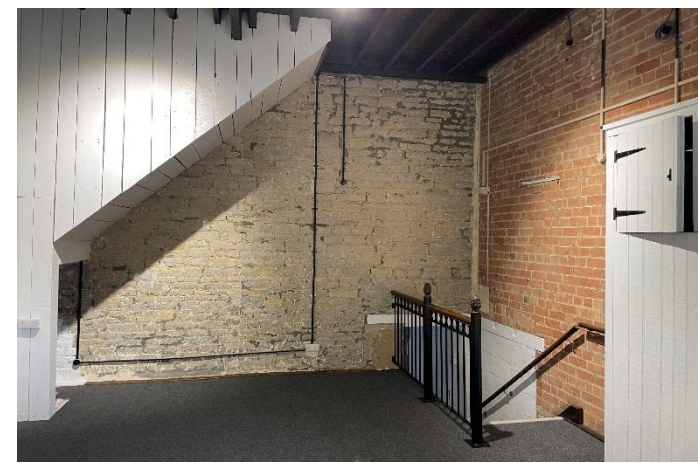
EPC

The EPC of the property is D (87).

VAT

We understand from the client that VAT is applicable to the rent.





Viewing Details

Ellis Murphy

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IMPORTANT INFORMATION

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