

# WITNEY INDUSTRIAL



## DETACHED INDUSTRIAL UNIT

LOCATED ON ESTABLISHED STATION LANE ESTATE. 5.91M CLER HEIGHT, FITTED OFFICES, PARKING AND ROLLER SHUTTER DOOR ACCESS.

427.34 SQ M (4,600 SQ FT) GIA

Unit 1, Wessex Industrial Estate  
Avenue Three  
Station Lane  
Witney OX28 4BT

## LOCATION

Witney is the principal town in West Oxfordshire, approx 12 miles west of Oxford on the A40 and 4 miles from Carterton (RAF Brize Norton).

The Station Lane estate is strategically located between the town centre and A40, providing easy access to amenities.

## DESCRIPTION

Detached industrial unit on the Wessex Industrial Estate with the following features:

- Ground floor production area with roller shutter door access from the service yard.
- Clear eaves height 5.91m
- Fitted offices to ground and first floors.
- Toilet and kitchen facilities.
- Car parking to the front.

## ACCOMMODATION

The property has the following approx gross internal floor area:

	<b>Sq M</b>	<b>Sq Ft</b>
Ground	358.59	3,860
First	68.74	740

## TERMS

The property is available on a new full repairing and insuring lease for a term of 6 years, incorporating upward rent review at 3<sup>rd</sup> year. The lease would be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

The quoting rental is £25,000 pa exclusive.

## SERVICE CHARGE

There is an estate service charge for upkeep of the common areas. Further details are available from the agents.

## BUSINESS RATES

The local charging authority is West Oxfordshire District Council.

## VAT

All terms are quoted exclusive of VAT.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## SERVICES

We have not tested any of the services and can give no warranty as to their condition.

## VIEWING

Strictly through the joint agents:

Meeson Williams and Wilsons Commercial (01993 773070)

September 2011

SUBJECT TO CONTRACT



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Unless otherwise stated, all rents and prices quoted in these property particulars are exclusive of VAT which may be payable in addition to the amount quoted.

7 Court Farm Barns, Medcroft Road, Tackley, Kidlington, Oxford OX5 3AL

Viewings by prior appointment

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