



## Unit 2C Carpenters Workshop

Sawmills, Combe, Oxford, OX29 8ET

**Self-Contained Offices  
Within An Attractive  
Landscaped Business Park  
With Communal Gardens**

**1,459 sq ft**  
(135.55 sq m)

- Exposed beams and brickwork
- Allocated parking
- CCTV
- Shower facilities
- Communal gardens
- Perimeter trunking

# Unit 2C Carpenters Workshop, Sawmills, Combe, Oxford, OX29 8ET

## Summary

<b>Available Size</b>	1,459 sq ft
<b>Rent</b>	Rent on application
<b>Rateable Value</b>	£24,750 tbc
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (28)

## Location

Situated off the A4095 approximately 6 miles north west of Oxford and renowned for it's proximity to Blenheim Palace, Combe is a village situated within the Cotswolds Area of Outstanding Natural Beauty.

Locally, swift access is provided to Oxford and the surrounding market towns, whilst on a national level, good links are afforded to both the M40 and M4 motorways via the A34. Rail communications are good with Combe Station located just 250m from the property, providing daily weekday trains to Oxford and Moreton-in-Marsh.

## Description

The property comprises a two storey office building of masonry construction under a pitched tiled roof with double glazed windows. Internally the premises provides quality office accommodation with carpet flooring, LG3 strip lighting, perimeter trunking and exposed beams and brickwork.

The ground floor is laid out to provide open plan office accommodation with a kitchen and partitioned meeting room. The property benefits from a male, female and disabled WC with shower facilities. The first floor has further open plan accommodation with partitioned meeting rooms and provides rear access to the communal gardens.

Externally the property benefits from four allocated parking spaces and is surrounded by a picturesque landscape within an area of outstanding natural beauty offering views of the River Evenlode.

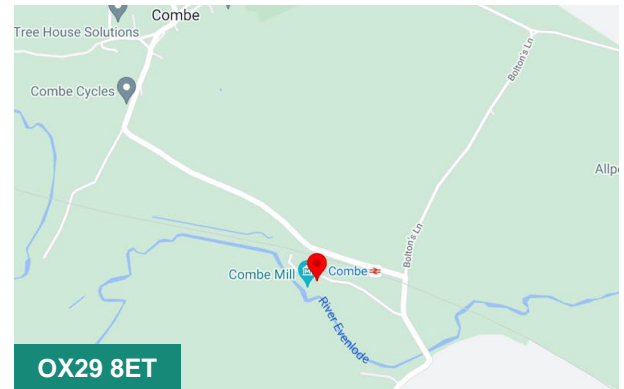
## Accommodation

The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m
Unit - 2C	1,459	135.55
<b>Total</b>	<b>1,459</b>	<b>135.55</b>

## Terms

The office suite is available on a new effective full repairing and insuring lease on terms to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954



## Viewing & Further Information



**Tom Vecchione**

01865 883364 | 07807 791328

tom@benedicts.co.uk