



7 Witan Park

Avenue Two, Witney, OX28 4FH

Well located Industrial Unit with large secure yard

10,250 to 16,969 sq ft
(952.26 to 1,576.47 sq m)

- Well located on established Industrial Estate
- 0.35 Acre Secure Yard
- Ample dedicated Parking
- Large open plan office accommodation
- Optional large landlord mezzanine

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Summary

Available Size	10,250 to 16,969 sq ft
Rent	£100,000 per annum
Rates Payable	£2.24 per sq ft
Rateable Value	£68,500
Service Charge	£807.56 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The Property comprises a steel portal framed semi-detached industrial unit with masonry elevations and profile metal cladding above and to the side. The property has a pitched profile metal roof. Internally, the property is currently laid out for the tenants use as a hat manufacturer. There is a showroom/shop located to the front of the property on the ground floor leading to a heavily mezzanine warehouse area to the rear.

Both the ground floor and first floor mezzanine benefit from a suspended ceiling with strip lighting with the first floor being carpeted. There is a void area in the mezzanine next to the roller shutter door with forklift access. The property benefits from a good sized circa 0.35 self-contained yard and a single electric roller shutter door to the rear. The property benefits from ample allocated Car Parking spaces located to the side of the property.

Location

The Property is located in Witney, a market town within West Oxfordshire. Witney has a good commercial offering with amenities commensurate with most everyday needs. The closest major city is Oxford, located 10 miles to the east. Public transport to the property are reasonable. There are bus routes serving the wider town, offering direct services to Carterton and Oxford. The Property is located on Avenue Two, Station Lane, one of the most established industrial locations within Witney. Local occupiers include, Rexel, Cottsway, DFX, ED Glass, Ford.

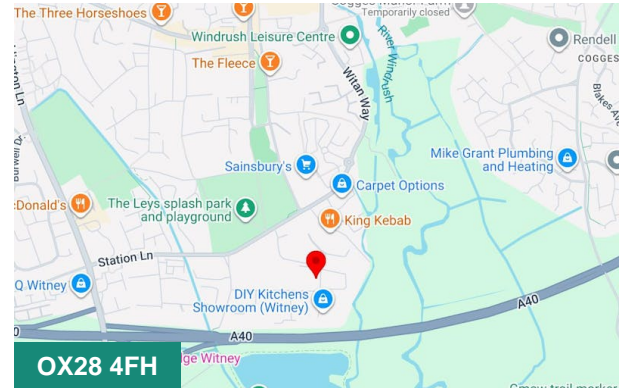
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	1,725	160.26	Available
Ground - Warehouse	6,800	631.74	Available
1st - Office	1,725	160.26	Available
1st - Mezzanine	6,719	624.22	Available
Total	16,969	1,576.48	

Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.



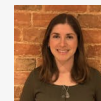
Viewing & Further Information



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