

TO LET



17

INDUSTRIAL / TRADE /
WAREHOUSE UNIT
5,542 sq ft (515 sq m)

Avenue One
Station Lane, Witney,
Oxon OX28 4XZ

Well refurbished industrial/trade/warehouse unit 5,542 sq ft (515 sq m) approx.



Photo of adjoining unit



17

WAREHOUSE
4,122 sq ft (383 sq m)
GROUND FLOOR OFFICES
710 sq ft (66 sq m)
FIRST FLOOR OFFICES
710 sq ft (66 sq m)
5,542 sq ft (515 sq m)

Witney lies approximately 12 miles to the west of Oxford on the A40 Oxford to Cheltenham trunk road.

This location provides good access to the A34, M40 (Junction 9) and the M4 (Junction 13). Station Lane is the principal area for industrial and trade counter occupiers.

Unit 17 is located to the rear of Avenue One with direct access from Station Lane whilst lying in close proximity to both the town centre and the A40 main Witney junction.

DESCRIPTION

The property comprises a modern industrial / trade / warehouse unit which has been refurbished to a good standard.

Key features of the property include: -

- Roller shutter access doors
- Roof lights
- Two storey office accommodation
- 5.5m clear eaves height
- 3 phase power supply
- 10 Parking spaces

TERMS

The unit is available on new full repairing and insuring leases for a term of years to be agreed. The quoting rent is **£45,000** per annum exclusive. For full quoting terms please contact the agents.

OUTGOINGS

There is a service charge levied in connection with maintenance of common parts. For full information of all outgoing please contact the letting agents.

Details of rating assessments are also available from the letting agents.

SERVICES

We understand that mains electricity, gas and water are connected to the unit.

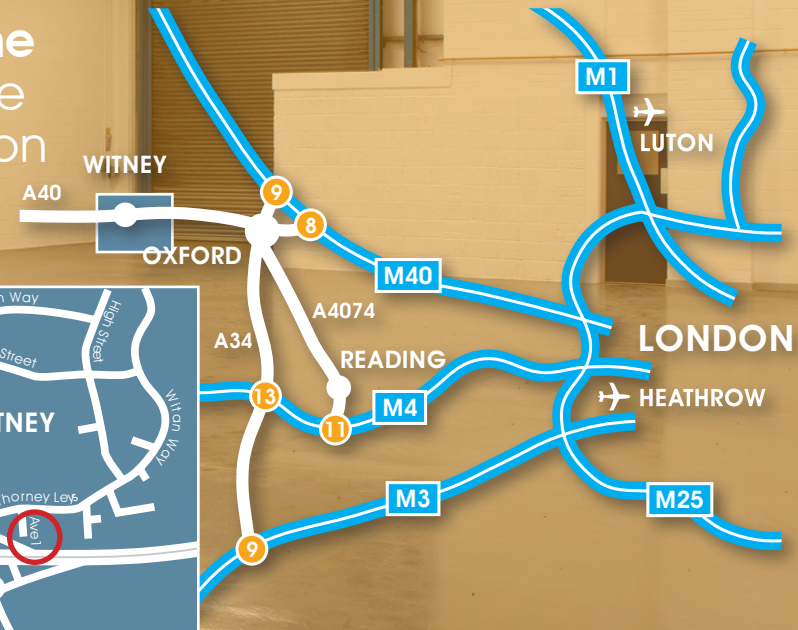
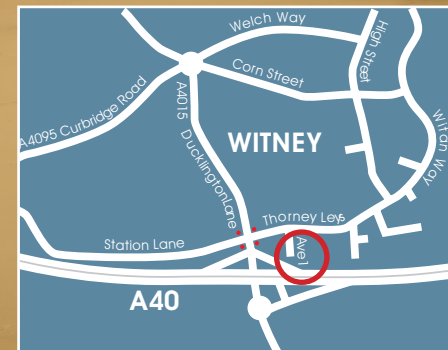
VAT

All figures within these terms are subject to VAT where chargeable.

EPC

Unit 17 – D (95)

Avenue One
Station Lane
Witney, Oxon
OX28 4XZ



IMPORTANT NOTICE:

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