



UNIT 4 NORTH LEIGH BUSINESS PARK, NORTH LEIGH, WITNEY,
OX29 6AN

GROUND AND FIRST FLOOR OFFICES/WORKSHOPS

2,397 SQ.FT

FOR SALE OR MAY LET

4 North Leigh Business Park, North Leigh, Witney, OX29 6AN

LOCATION

The property is situated at North Leigh Business Park, a commercial development with a mixture of offices and light industrial accommodation. The estate has frontage to the north side of the A4095 which runs between Witney and the A40 trunk road to the south west and Woodstock and the A44 trunk road to the north east.

It is a popular mixed estate which, at the time of writing is fully occupied. The premises are in a location that is easily accessible but close to the A40 giving access to Witney in the west and Oxford ring road to the east.

DESCRIPTION

The semi-detached property is of two storey blockwork construction with brick facing under a pitched tiled roof. Internally, the accommodation has UPVC double glazed windows, gas central heating, perimeter trunking at dado level and suspended ceilings with recessed lighting.

There is an attractive atrium in the centre of the property giving a light welcoming ambiance to the premises. They are currently fitted into cellular offices but could be returned to open plan. The ground floor is more of a workshop standard but can easily be refitted as offices to a high standard.

The property has eleven designated car parking spaces with its title

ACCOMMODATION

The preemies total 1,748 sq.ft. On a net area (excluding toilets and circulation space) or 2,397 on a gross internal basis.

PLANNING

We have not made specific enquiries of the current planning use but have been informed, and have no reason to question, that it currently falls withing current use Class E. This use class order was created in September 2020 and opens up the use of the premises to a much greater variety of occupier

RATEABLE VALUE

Shop & Premises £11,750 In the 2023 valuation list. This is not the amount you pay.

TENURE AND QUOTING TERMS

The premises are available freehold for a figure in the region of £375,000 plus VAT or the client may consider letting the premises at an initial rent of £28,500 per annum plus VAT. All other terms by negotiation.

RENT DEPOSIT

The landlord will require a three month rent deposit at the commencement of a lease.

EPC

An EPC will be supplied and has a current rating of B

VAT

All figures quoted exclude VAT where applicable. We are informed VAT is applicable

LEGAL COSTS

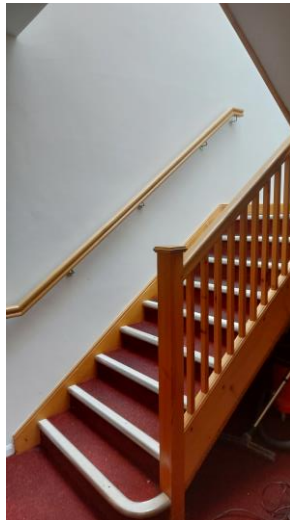
Each party to be responsible for their own legal fees incurred as a result of this transaction

VIEWING

Strictly by appointment through Bruce Raybould

Braybould@marriottsoxford.co.uk

07940 011438



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