

**TO LET**

**Carter Jonas**



**UNIT 6  
THORNEY LEYS BUSINESS PARK  
WITNEY  
OX28 4GH**

**Self-contained office accommodation  
available on established business park**

- 1,951 sq.ft / 181.26 sqm
- Established business park
- On site parking
- Close to all amenities

## LOCATION

Witney is a large market town located in west Oxfordshire and is approximately 12.8 miles to the west of Oxford accessed along the A40 which provides transport links to the M5 and the A34 dual carriageway which links to the M4 Motorway to the south and the M40 motorway to the North.

Thorney Leys Business Park is located on the western side of Witney, immediately adjoining the town's main arterial road from the A40.

Witney is a vibrant market town located on the edge of the Cotswolds offering a wealth of amenities including the nearby Windrush Leisure Centre. The town centre has a wide range of local and national retailers, restaurants and bars. There are local shopping and food amenities within a few minutes walk of the scheme.

## DESCRIPTION

Thorney Leys Business Park is an established office development which comprises of 16 self-contained semi detached and terraced office buildings.

Unit 6 is available as a whole and benefits from the following:

- Suspended ceilings
- Dado trunking
- Double glazed windows
- Kitchenette
- Toilet facilities
- Allocated car parking

Consideration will be given to further works subject to terms.

## ACCOMMODATION

The following units are currently available with areas quoted on a net internal basis.

|              | Sq Ft | Sq M   |
|--------------|-------|--------|
| Ground Floor | 967   | 89.84  |
| First Floor  | 984   | 91.42  |
| TOTAL        | 1,951 | 181.26 |

## TERMS

The premises are available to lease on competitive terms, details of which are available on application.

Rent on application.

## BUSINESS RATES/OUTGOINGS

The tenant will be responsible for all outgoing including business rates and the park service charge.

|                              |              |
|------------------------------|--------------|
| Unit 6 – Grd Flr             | RV - £14,500 |
| Unit 6 – 1 <sup>st</sup> Flr | RV - £15,750 |

Interested parties should make their own enquiries direct with the West Oxfordshire District Council to verify these figures.

## VAT

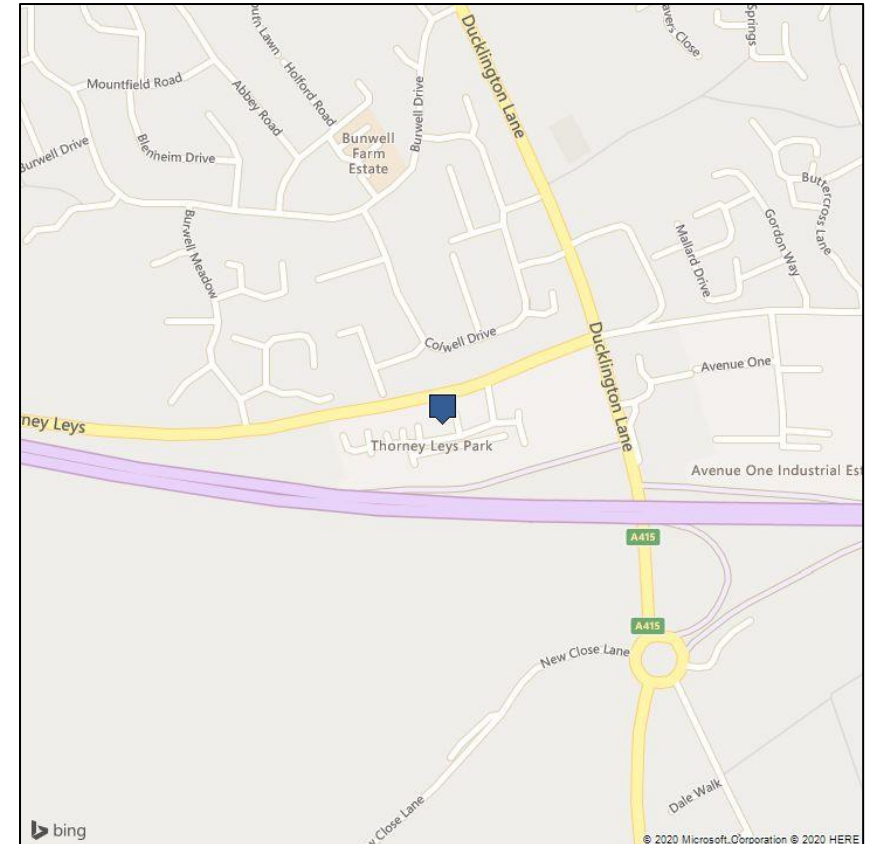
All prices quoted are exclusive of VAT where applicable.

## EPC

EPC's are available on request.

17.07.23





### **Viewing by appointment via the joint agents**

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### **Joint Agents**

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### **IMPORTANT INFORMATION**

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