



2 Witan Park

Avenue Two, Witney, OX28 4FH

Industrial Unit Newly Refurbished to High Standard

7,114 sq ft
(660.91 sq m)

- Well located on established Industrial Estate
- 19 dedicated parking spaces including 1 electric charger
- New Electric Roller Shutter Door
- LED Lighting throughout
- New Office with A/C and kitchen fitted

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Summary

Available Size	7,114 sq ft
Rent	£85,000 per annum
Business Rates	Available upon request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

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.

Description

The property comprises a fully refurbished steel portal framed semi-detached industrial unit with a generous parking provision and yard.

The unit has been refurbished to a high standard including a completely new office accommodation on the ground floor complete with A/C, kitchen and LED lighting. W/C and shower facilities are found off the entrance which then leads to the open warehouse to the rear complete with a new electric roller shutter door, redecorated throughout and adjustable LED Lighting. The Mezzanine above the offices is solid in construction and could offer storage, workshop or additional office accommodation. To the rear is a good sized yard with the ability to fence if a secure yard was a requirement.

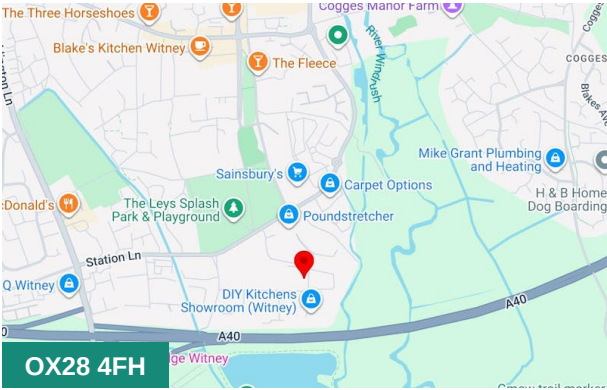
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse & Office	5,917	549.71	Available
1st - Storage	1,197	111.20	Available
Total	7,114	660.91	

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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