



Modern Industrial Unit Within Popular Estate | 1,015 sq ft Witney | Oxfordshire

TO LET

Address: Unit 29
Stanley Court
Richard Jones Rd
Witney
Oxfordshire

Postcode: OX29 0TB

Floor Area: 1,015 sq ft

Use: Industrial

Term: To be agreed

Rent: £14,500 per annum

Real Estate Advisors
Throughout The
Thames Valley

Commercial Agency

Development

Investment



Angel Court
81 St Clement's
Oxford
OX4 1AW

01865 416838

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enquiries@brookmont.co.uk

■ Excellent access to the A40

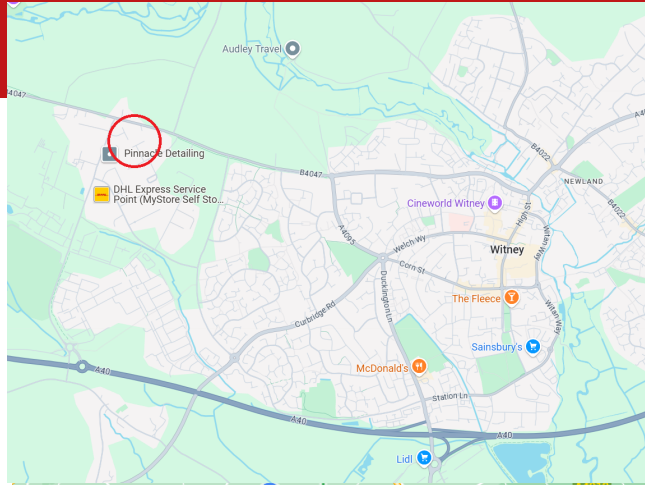
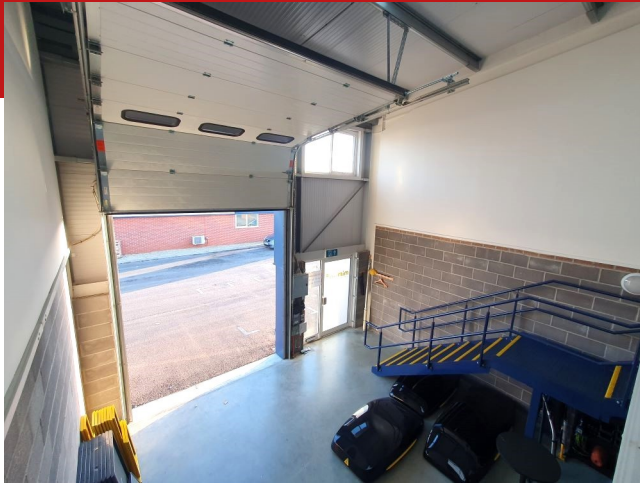
■ Mezzanine office / store

■ Up-and-over loading door

■ Level loading bay

■ 6.2m eaves height

■ Three Phase Power



Description

Unit 29 comprises a modern industrial unit incorporating a tarmac level loading bay and parking for approximately two vehicles. Internally the property benefits from a 6.2m eaves height, an up-and-over loading door (2.85m wide x 3.75m high), mezzanine office / store, three phase power, disabled WC and a kitchen.

Location

Stanley Court is accessed off of Downs Road, which forms part of the established commercial district situated to the west side of Witney.

The estate benefits from excellent communication links with Downs Road connecting directly to the A40 to the south and Burford Road (B4047) to the north.

A40	1 mile
Oxford	13 miles
Swindon	25 miles
London	60 miles
A34	12 miles
M40 (J9)	19 miles

Location map

Accommodation

The unit provides the following approximate gross internal floor area.

Use	Sq ft	m2
Industrial	1,015	94

Terms

The premises are available to rent by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£14,500 per annum (exclusive).

Service Charge

There is a service charge for the upkeep and maintenance of the common parts of the estate. Further information is available on request.

VAT

It is understood that the unit is elected for VAT, and therefore shall be payable in addition to the rent.

Business Rates

Rateable Value - £13,000

The property falls within the small business rates relief threshold. We advise tenants to verify the rates payable amount directly with the local authority West Oxfordshire District Council (01993 861000).

Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.

EPC

Band C (64)

Viewings

Strictly by appointment via the sole agent.

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