

OXFORD

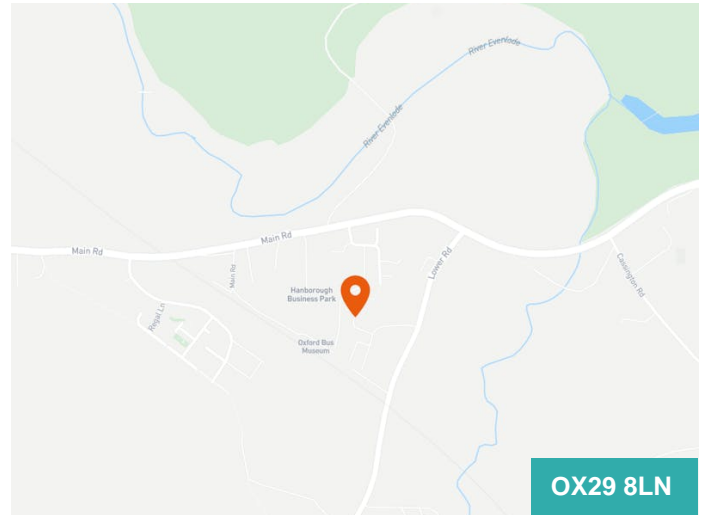
2 Blenheim Office Park, 2-3
Fenlock Court, Witney, OX29
8LN



OFFICE TO LET / FOR SALE

1,779 SQ FT

- High Quality Building & Fit Out
- Well Connected
- Gigaclear Fast Broadband
- Established Business Park
- Recently Refurbished
- Allocated Parking



Summary

Available Size	1,779 sq ft
Rent	£18 per sq ft
Price	£391,380
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

2 Blenheim Office Park offers versatile, recently refurbished accommodation over 2 levels. The unit benefits from suspended ceilings incorporating LED lighting, perimeter trunking, air conditioning to the 1st floors, wall mounted convector heaters to the ground floors, and excellent levels of natural light throughout. Male & Female WC facilities, and kitchenettes can be found within the respective stairwells.

The unit is available for immediate occupation either by way of lease or, alternatively, the freehold of the premises is also available to purchase.

Location

Blenheim Office Park is located in a tranquil setting, on the east side of Long Hanborough, approximately 13 km (8 miles) north-west of Oxford benefiting from

easy access to the A40, A34 and in turn the M40. The Park is also close to Hanborough railway station which has direct links to Oxford and in turn London Paddington.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	837	77.76	Available
1st	942	87.51	Available
Total	1,779	165.27	

Viewings

Strictly by appointment with the joint sole agents

Alternative Uses

Our clients are prepared to consider alternative uses (subject to planning as required) to include, amongst others, medical, research, education and leisure.



Mike Watson
01865 597222
mwatson@vailwilliams.com



Clark Tersol
01865 597222
07721 323307
ctersol@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 30/07/2024