

# OXFORD

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

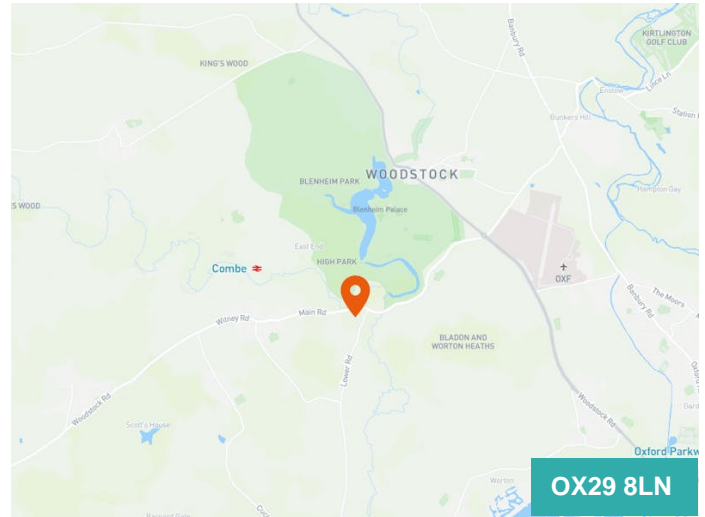


## OFFICE TO LET / FOR SALE

**3,538 SQ FT**

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

**Two Well-Presented Offices to Let or For Sale**



## Summary

<b>Available Size</b>	3,538 sq ft
<b>Rent</b>	£18.00 per sq ft
<b>Price</b>	£778,360.00
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

The property benefits from suspended ceilings incorporating LED lighting, perimeter trunking, air conditioning to the 1st floors, wall mounted convactor heaters to the ground floors, and plenty of windows allowing in natural light. Each unit has Male and Female WC facilities, and a kitchenette.

Available to occupy subject to terms. Alternatively the freehold of the premises is also available to purchase.

Both properties are to be sold or let as a whole.

## 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 - 2	837	77.76	Available
1st - 2	942	87.51	Available
Ground - 3	840	78.04	Available
1st - 3	919	85.38	Available
<b>Total</b>	<b>3,538</b>	<b>328.69</b>	

## Viewings

Strictly by appointment with the joint 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.



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