

OXFORD



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



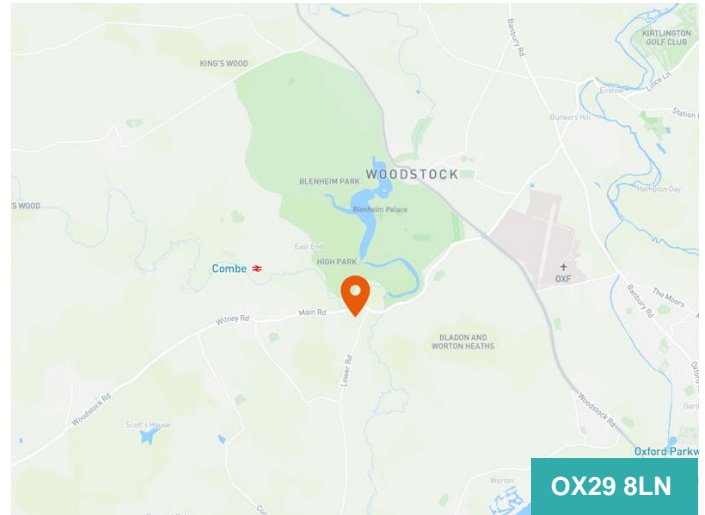
OFFICE TO LET / FOR SALE

1,759 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

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Summary

Available Size	1,759 sq ft
Rent	£18 per sq ft
Price	£778,360
Rates Payable	£28,665 per annum
Rateable Value	£52,500
EPC Rating	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	Under Offer
1st - 2	942	87.51	Under Offer
Ground - 3	840	78.04	Available
1st - 3	919	85.38	Available
Total	3,538	328.69	

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.



Mike Watson
01865 597222
mwatson@vailwilliams.com



Clark Tersol
01865 597222
07721 323307
ctersol@vailwilliams.com

vailwilliams.com

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