

# WITNEY

5 Fenlock Court, OX29 8RX



## OFFICE TO LET / FOR SALE

**1,048 TO 2,236 SQ FT**

- Open Plan Accommodation
- Excellent Parking Allocation
- Ready and Available for Immediate Occupation
- Gigaclear Fast Broadband Available
- Easy Access to Long Hanborough Rail Station

**Good Quality Refurbished Office Space For Sale / To Let**

**vailwilliams.com**



## Summary

<b>Available Size</b>	1,048 to 2,236 sq ft
<b>Rent</b>	£38,000 per annum
<b>Price</b>	£445,000
<b>Rates Payable</b>	£18,700.50 per annum
<b>Rateable Value</b>	£34,250
<b>EPC Rating</b>	B (47)

## Description

This self contained office is a modern, mid-terrace unit. The ground floor is arranged in a predominantly open plan format. At first floor a light open plan office is provided along with a reception area, 3 separate offices/meeting rooms and a server room. Kitchen and WCs are found in the lobby on the ground floor.

The suite benefits from a suspended ceiling throughout with recessed lighting, 3 core perimeter trunking and double glazed windows. There are 7 allocated parking spaces.

## Location

Blenheim Office Park is a popular business location in a tranquil countryside setting, approximately 13 km (8 miles) north-west of Oxford with excellent

transport links.

The A40, A34 and in turn the M40 are easily accessible. Witney and Kidlington are both within easy reach and offer excellent local amenities. Hanborough Railway Station can be found close by, offering direct links to Oxford and on to London Paddington.

## Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m
Ground - Office	1,048	97.36
1st - Office	1,188	110.37
<b>Total</b>	<b>2,236</b>	<b>207.73</b>

## Viewings

Strictly by appointment with the sole agent.

## VAT

VAT will be charged at the appropriate rate if applicable.

## Legal Costs

Each party to bear their own costs incurred.



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