

WITNEY

5 Fenlock Court, OX29 8RX



OFFICE TO LET / FOR SALE

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

Available Size	2,236 sq ft
Rent	£12 per sq ft
Price	£445,000
Rates Payable	£18,700.50 per annum
Rateable Value	£34,250
Service Charge	Service Charge TBC
EPC Rating	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
Building	2,236	207.73
Total	2,236	207.73

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.



Clark Tersol
01865 597 222
07721 323 307
ctersol@vailwilliams.com



Mike Watson
01865 597 222
mwatson@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 22/08/2025



