

BENEDICTS

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**WITNEY
OXON**

WELL PRESENTED LIGHT INDUSTRIAL UNIT

**WITH CAR PARKING
IN CENTRAL LOCATION**

TO LET



153 sq m. (1,651 sq ft) gross internal approximately

**Unit 5
Eagle Industrial Estate
Church Green
Witney
Oxon
OX28 4YR**

Website: www.benedicts.co.uk

COMMERCIAL PROPERTY SALES, LETTINGS AND ACQUISITIONS

DEVELOPMENT SITE SALES AND APPRAISALS

VALUATIONS

LEASE RENEWALS AND RENT REVIEWS

RATING APPEALS

PROPERTY MANAGEMENT

LOCATION

Strategically located on the A40 approximately 12 miles west of Oxford, Witney is an attractive market town, offering good communications on both a local and national level. Locally, swift access is afforded to Oxford and the surrounding market towns, whilst, on a national level, good communications are provided to the M40 and M4 motorways via the A40 and A34. Witney has become an established commercial location and is expected to undergo further expansion over the coming years. Within Witney itself, the Eagle Industrial Estate occupies a convenient central location off Church Green close to the retail, recreational and professional facilities of the town centre.

DESCRIPTION

The subject premises comprise a single storey, end of terrace, light industrial unit arranged internally so as to provide a single open plan workshop together with ancillary partitioned offices, providing a total approximate gross internal floor area of 153.41 sq m (1,651 sq ft).

Externally, the premises extend to include two private car spaces.

AMENITIES

- * Strip lighting
- * 100 amp 3 phase power
- * Eaves height – 3 metres
- * Roller shutter loading door
- * Wall mounted electric heating to offices
- * Perimeter trunking
- * Security alarm

TENURE

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

RENT

£9,950 plus VAT per annum.

SERVICE CHARGE

An ad-hoc service charge is payable representing a fair proportion of the costs incurred by the landlord in the maintenance and repair of the common parts and services within the Eagle Industrial Estate.

BUSINESS RATES

Rateable Value - £10,000

Rates Payable 2009/2010 - £4,850

Small business rates relief may be available. Enquiries should be made direct to the Local Authority

VIEWING

By appointment with Benedicts.

August 2009

The Estate Agents Act 1979 and Property Misdescriptions Act 1991: Benedicts for themselves and for the Vendors of the property whose Agents they are give notice that:

- 1) The particulars, general remarks and other information and details contained herein do not constitute any part of an offer or contract.
- 2) All descriptions, dimensions and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of Benedicts has any authority to make or give any representation or warranty whatever in relation to this property.
- 4) No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn.
- 5) All figures quoted are exclusive of VAT, where payable
- 6) All information regarding Rates has been verified with the Local Authority or Valuation Office and purchasers/tenants should satisfy themselves as to its accuracy.
- 7) Benedicts give no warranty as to the condition of the premises, services or facilities and prospective occupiers must satisfy themselves in this respect.