



2nd Floor Offices, The Zinc Building, Carterton,
OX18 1AD, TO LET £21,000 p.a.x.

marriotts
property llp

2nd Floor Offices, The Zinc Building

Ventura Park, Carterton, Oxfordshire, OX18 1AD

LOCATION

Situated approximately 15 miles west of Oxford, Carterton is rapidly expanding in both the residential and commercial sectors. and is the home of RAF Transport Command's Brize Norton Airbase. It has a large catchment area within easy reach, including Witney (4 miles), Faringdon (10) miles, Swindon (22 miles) and Cheltenham (26 miles), and has many amenities such as three major supermarkets, high street bank and a diverse array of shops. The property occupies a prominent position on Broadshires Way within the recently developed East Carterton commercial area. It is in close proximity to the town's new sports centre, health centre, residential estates, Brize Norton Airbase and the West Oxfordshire Business Park, which accommodates such international operations as Airbus Military.

DESCRIPTION

The Zinc Building is a modern three-storey detached office building finished to a high standard with suspended ceilings, under floor heating and double glazing. There is a door entry system, 8 person lift access to the second floor, with shared WC's & shower facility. The office is open plan & benefits from independent kitchenette & meeting room. 4 parking spaces are provided in the onsite car park.

ACCOMMODATION

Second Floor Office: 38'5" x 22'7" & 41' x 22'8" max N.I.F.A. approx. 1,761 sq.ft. (163.5 sq.m)

LEASE TERMS

A new lease excluded from The LTA 1954 Act is available under internal repairing terms. Utilities will be recharged based on 34.8% of total building. A 3 month rent deposit will be required.

SERVICE CHARGE

A service charge will be payable for the management, maintenance and repair of the external common and structural parts, approx. £10,900 p/a.

BUSINESS RATES

Rateable value as of April 2023: £23,500.00.

LOCAL AUTHORITY

West Oxfordshire District Council, Council Offices, Witney, OX28 1NB. Tel: 01993 861000.

ENERGY PERFORMANCE RATING - C

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

marriotts
property llp

Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

T: 01367 242422

E: property@marriotts.co.uk

www.marriotts.co.uk

