



Unit A, Oakfield Industrial Estate, Eynsham, Oxon,
OX29 4TH - TO LET £25,000 p.a.x,

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Unit A, Oakwood, Oakfield Industrial Estate, Stanton Harcourt Road, Eynsham, Oxfordshire, OX29 4TH

TO LET - £25,000 p.a.x. With 8 Parking Spaces & Storage Container

LOCATION

Strategically located on the A40, approximately midway between Oxford and Witney the ancient market town of Eynsham is the fourth largest settlement in West Oxfordshire. An attractive market town retaining much of its medieval heritage it offers good communications on both a local and national level. Conveniently located the premises are situated within the established Oakfield Industrial Estate, located off the Stanton Hartcourt Road to the south of the town.

DESCRIPTION

With accommodation arranged over a ground & first floor the premises offer workshop, storage, production area on the ground floor, with high quality open-plan offices across the first floor. The unit benefits from 3 phase electrics, gas fired central heating to the offices, Cat 2 lighting, carpets to the

offices, intruder alarm, and an electrically operated roller shutter door. Toilet facilities are provided on both floors along with a shower and kitchen. 8 dedicated car parking are provided. To the side of the building is a gravelled area on which a 40' storage container is located.

ACCOMMODATION

Ground Floor - Workshop: 60''max x 29'9''

WC & Shower:

First Floor - Office: 60' x 30 max

Kitchen: 10'1'' x 7'3''

WC:

Total G.I.F.A. approx. 3,605 sq.ft. (334.9 sq.m.)

TENURE

A new Business Lease is available under internal repairing terms. Lease to be excluded from The Landlord & Tenant Act 1954.

BUSINESS RATES

Rateable Value - £31,750.00

DEPOSIT & VAT

A minimum 3 month rent deposit will be required. VAT is payable.

SERVICE CHARGE

Approx. £1,200 p/a to cover cost of maintenance and lighting to communal area of The Estate.

ENERGY PERFORMANCE RATING

The premises have an energy rating of C.

LOCAL AUTHORITY

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

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