



Unit 9, Glenmore Business Centre, Witney, Oxon,
OX29 0AA - TO LET £12,000 p.a.x,

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Unit 9, Glenmore Business Centre

Windrush Park, Witney, Oxfordshire, OX29 0AA

TO LET - £12,000 p.a.x.

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. Conveniently situated just off Range Road and with easy access to both the B4047 and A40 the premises are located in the heart of the Glenmore Business Centre. As you enter the estate take the first left and the unit will be found on the right at the end of the terrace.

DESCRIPTION

Constructed from a steel portal frame with concrete block elevations Unit 9 is end-terraced and benefits from a manually operated roller shutter door and 3 phase electrics. Accommodation is arranged over 2 floors with open-plan workshop across the ground floor and a further office and work space at 1st floor.

The unit also benefits from 3 phase electrics, fire & intruder alarms, WC, kitchenette, and useful under eaves storage. There is dedicated parking for 2 cars in front of the unit.

NOT SUITABLE FOR CAR MECHANICS / REPAIRS

ACCOMMODATION

Ground Floor

Workshop: 26'3" x 20'10"

WC:

First Floor

Office: 17' x 15'

Workshop with kitchenette: 15'4" x 13'7"

Under Eaves Store (less than 1.5m height): 15'3" x 9'

Total G.I.F.A. approx. 1,105 sq.ft. (102.7 sq.m.)

VAT

VAT is payable.

LEASE TERMS

A new business lease is available under full repairing terms, to be excluded from The Landlord & Tenant Act 1954. A 3 month deposit will be required.

SERVICE CHARGE

Approx. £205 inc VAT per annum.

BUSINESS RATES

Rateable value: £10,500.00 Note: Small Business Rates Relief / exemption may be available.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE RATING - TBC

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