

TO LET - OFFICE

UNIT 17, BLENHEIM OFFICE PARK

17 Fenlock Court, Blenheim Office Park, Witney, OX29 8LN



Key Highlights

- 1,200 to 2,487 sq ft
- Shower
- Furniture included
- End of terrace office building
- 13 Car Parking Spaces
- Air-conditioning
- Flexible lease available
- EV Chargers with access cards

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Location

The units are located on Blenheim Office Park, an established business park located on the East side of Long Hanborough. The location benefits from easy access to the A40, A34 and in turn the M40 and is approximately 20 minutes drive from Oxford. It is also in close proximity to Hanborough Rail Station which provides excellent access to Oxford and London and also to Birmingham, Hereford and Cotswold Towns such as Moreton in Marsh.

The business park is situated to the East of the village centre which is about 1.5 miles away and provides amenities such as pubs, shops and takeaways. Witney and Kidlington are both within easy reach and offer excellent local amenities.

Description

Unit 17 is a self-contained, end of terrace office building within the attractive Blenheim Office Park. Accommodation is set over ground and first floors and benefits from ribbon windows providing excellent natural light.

The space provides a mixture of open plan office space together with a large board room, smaller meeting rooms, kitchen and break out room. There are disabled WC facilities as well as a shower on the ground floor.

The space is available fully furnished and is fit for immediate occupation. Available as a whole or in floors with shared facilities. Short, flexible leases available.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,200	111.48	Available
1st - First Floor	1,287	119.57	Available
Total	2,487	231.05	

Specification

Air conditioning, ancillary heating, perimeter and underfloor trunking, suspended ceilings, recessed lighting, male/female/disabled WCs, shower, kitchenette, 13 parking spaces, furnished.

Terms

A lease of up to three years is available.
Rent available on application.

Contact

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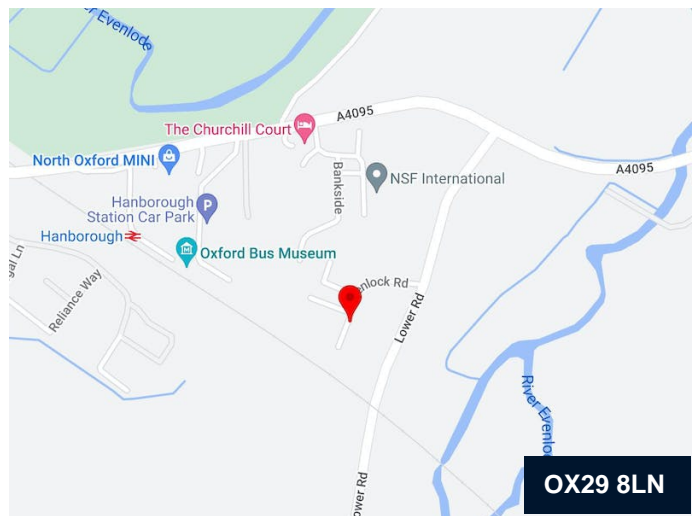
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