

BENEDICTS

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Industrial Unit

**Centrally Located
Industrial Unit**

With Car Parking

**582 sq m (6,263 sq ft)
Gross Internal Approximately**

TO LET

**Unit 14
Eagle Industrial
Estate
The Crofts
Witney
Oxon
OX28 4DJ**



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. Unit 14 is situated on the western section of the Estate accessed via The Crofts.

Description

The subject premises comprise a concrete framed industrial unit, arranged internally so as to provide a principal workshop together with ancillary production, office and WC facilities, offering the following approximate gross internal floorspace;

Main workshop	-	339.62 m ²	(3,656 sq ft)
Office block	-	30.51 m ²	(328 sq ft)
Ancillary workshops	-	177.75 m ²	(1,913 sq ft)
Utilities	-	33.96 m ²	(366 sq ft)
Total	-	581.84 m ²	(6,263 sq ft)

Externally, the unit extends to include a yard area capable of accommodating 11 car spaces and a further 3 spaces are allocated by the eastern entrance into the estate.

Amenities

- Roller shutter loading door

- Eaves height – 3.8 m approximately
- Gas fired central heating to offices
- Gas fired space heating to workshop
- Three phase power
- WC block

Tenure

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed.

Rent

£31,500 per annum exclusive.

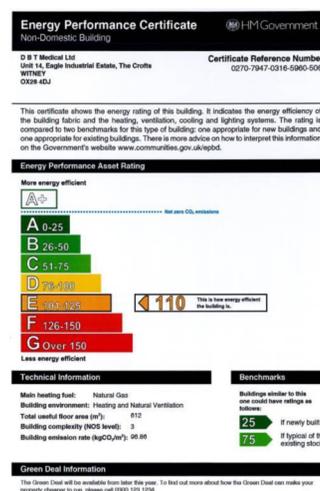
Service Charge

The lease will make provision for the levying of a service charge in respect of the management, maintenance and repair of the Estate common parts.

Business Rates

Rateable Value - £20,250

Rates Payable 2016/2017 - £10,064.25



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