

TO LET

Carter Jonas



**UNIT 2A
GLENMORE BUSINESS CENTRE
WITNEY
OXFORDSHIRE
OX29 0AA**

**Light industrial unit with first floor
mezzanine**

- 3,062 sq.ft (284.47 sq.m)
- Full first floor mezzanine
- Electric Roller shutter loading door
- 5 Parking spaces
- 3 Phase Power

LOCATION

Witney is a large market town located in West Oxfordshire and is situated approximately 12 miles west of the city of Oxford which is easily accessible via the A40 road running from Oxford to Cheltenham. Witney is well located offering good access to the M40 (junction 9, to the north east) and M4 (junction 13, to the south east) motorways via the A40 and A34.

Glenmore Business Centre is on the western side of Witney which is regarded as the main commercial location with much of the stock located on Range Road and Downs Road and home to a number of well established businesses.

The nearest train stations are circa 2 and 4.5 miles away at Langdale Gate and Brize Norton Road with links to Oxford and London.

DESCRIPTION

Unit 2a comprises a terraced business unit and forms part of a modern development of 18 similar units of various sizes situated on the Glenmore Business Centre.

Unit 2a is of steel portal framed construction with brick and profiled metal clad elevations under a pitched insulated profiled metal roof. The unit is accessed through either a small personnel door or a larger electric roller shutter both located to the front of the property.

The ground floor of the unit is currently fitout as a workshop, including a WC and small kitchenette facilities. There is a first-floor mezzanine fitted which is in effect a full mezzanine, with a small office room.

ACCOMMODATION

The unit offers the following approximate gross internal floor areas;

	Sq Ft	Sq M
Ground Floor	1,647	153
1 st Floor Mezzanine	1,415	131.47
TOTAL	3,062	284.47

TERMS

The premises are available by way of a new lease, on effective full repairing and insuring terms.

RENT

Rent on application.

VAT

All figures within these details are exclusive of VAT where chargeable.

BUSINESS RATES

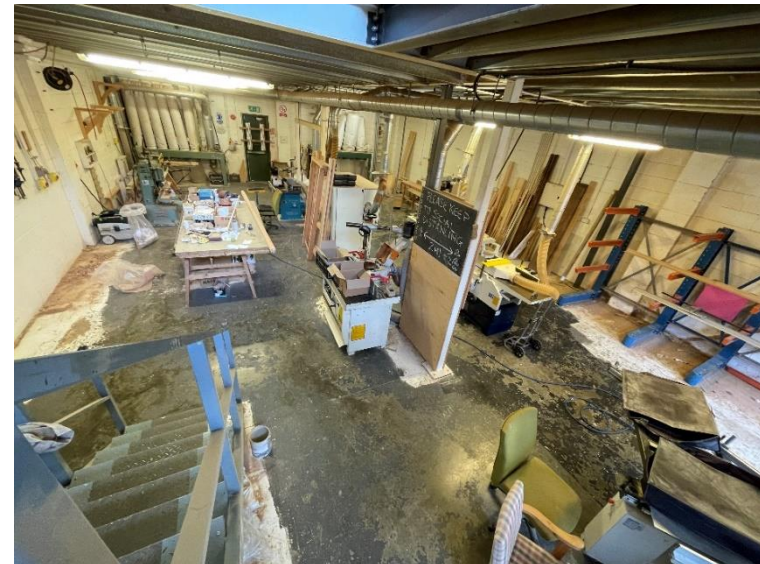
Rateable value: £22,250

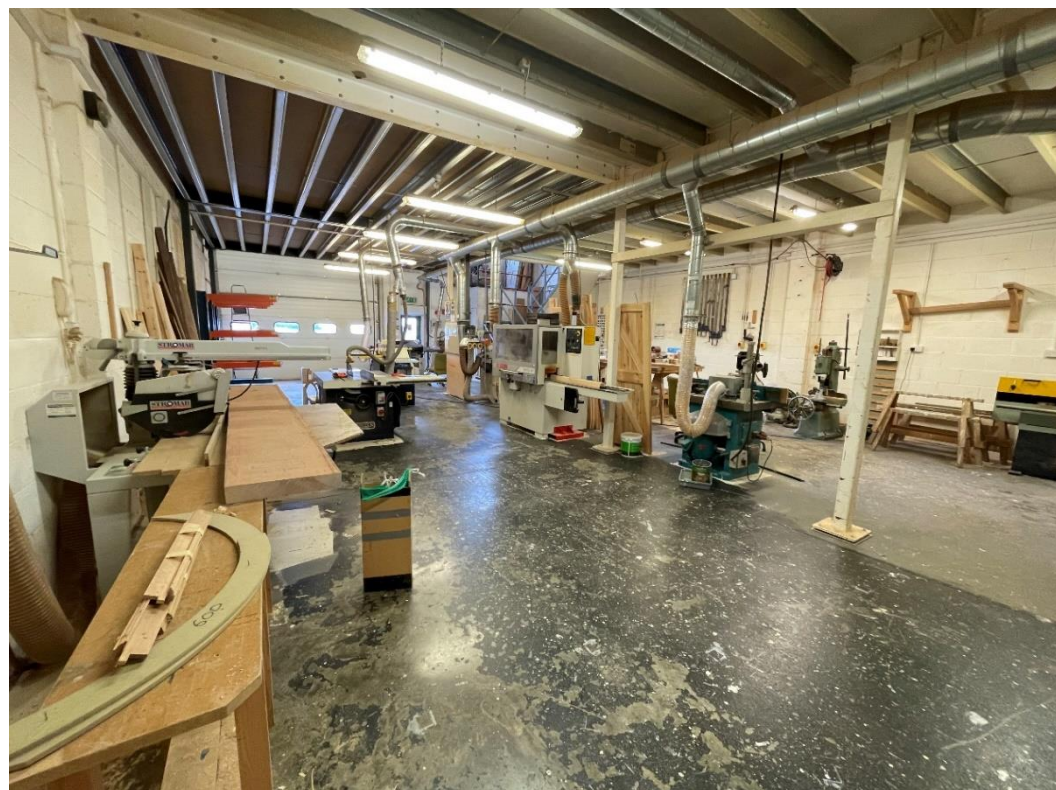
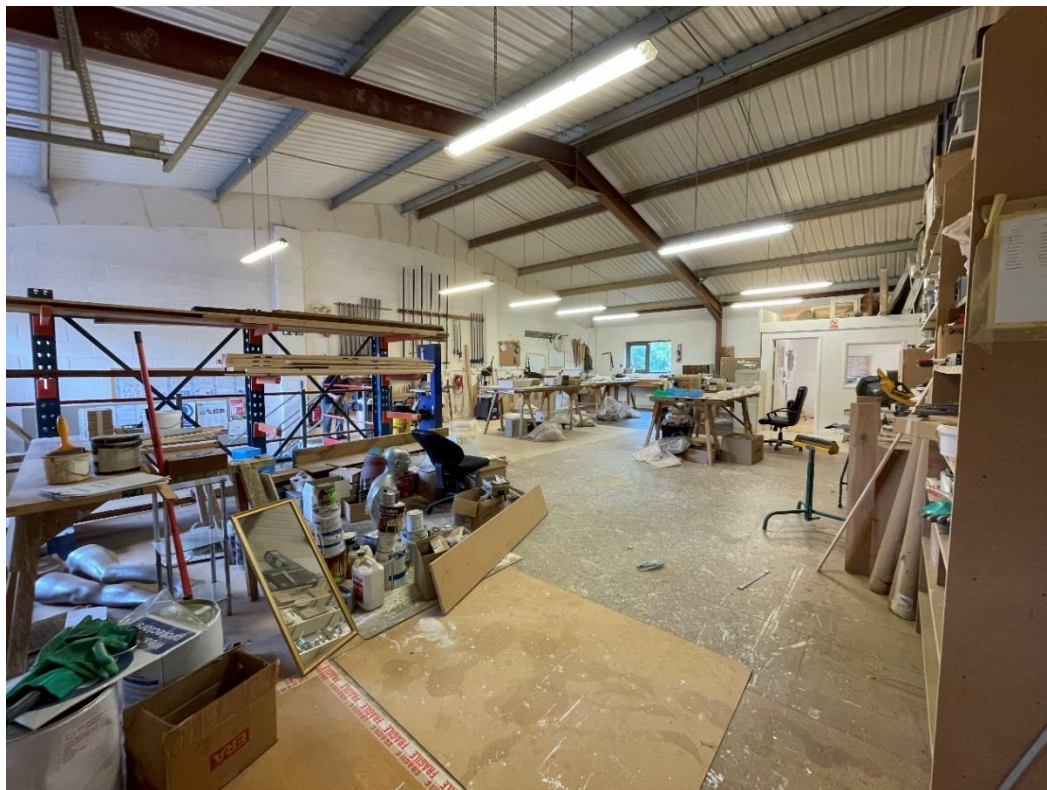
Interested parties should make their own enquiries direct with West Oxfordshire District Council to confirm this figure.

EPC

EPC Rating – 71 C. Further details on request.

May 25





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IMPORTANT INFORMATION

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