

UNIQUE OFFICES IN THE CENTRE OF WITNEY

THE OLD SCHOOL HALL, 11 WESLEY WALK,
WITNEY, OX28 6ZJ

**TOTALLING 5,019 sq ft (466.4 sq.m) over two
floors of 2,400 sq.ft and 2,619 sq.ft.**

TO LET ON FLEXIBLE TERMS



Location

The premises comprise unique and beautiful offices in the centre of Witney, a thriving and rapidly expanding West Oxfordshire market town. They are next to shops, bars and restaurants, with 5 parking spaces included. There is free three hours’ car parking adjacent to the property in Waitrose Car Park with free all day parking about 5 minutes’ walk away. The offices are also easy to access by public transport within a couple of minutes’ walk.

Description

Formerly one of Witney's schools, this beautifully restored Wesleyan Hall was thoroughly and tastefully modernised by the current owners in 2018.

This 19th century building provides a balanced mixture of open plan space, individual glass screened offices and breakout spaces. Heating is a combination of infra-red and conventional methods plus air conditioning. Striking lighting, it's original herringbone wooden flooring and 4 metre high ceilings, which retain many original features, add to the calming ambience of the building.

Recently in use by a Software Company, there is a 100MB Leased Line in place with bespoke connections to over 120 cat 7 points around the building. There is a kitchen on each floor with Smeg fridges and quality fixtures, plus illuminated mirrors, and ornate washbasins in the 3 toilet facilities.

Accommodation

| | | |
|-------------------------|---------------------------------|--------------------------|
| Ground floor net area | 2,400 sq ft (223 sq.m) | Including break out area |
| Break out area | 311 sq.ft. (28.9 sq.m) | |
| First floor | 2,619 sq.ft. (243.4 sq.m) | |
| Total Floor area | 5,019 sq ft (466.4 sq.m) | |

Planning

The premises are currently utilised for (Class B1(a)) and training centre (Class D1), under reference 17/00767 at West Oxfordshire District Council.

Please note it is a not an open Class E consent as would normally be the case for offices. There are restrictions in the planning consent only allowing office and training centre. Further enquiries should be made of west Oxfordshire District County Planning Department 01993 861000

The building is grade 2 listed.

Rateable Value

The property is listed in the 2023 valuation list as having a rateable value of £49,000. This is NOT the rates that you pay.

Tenure

The premises are available by way of lease for the entire property at £90,000 per annum (plus VAT or on a floor by floor basis of £48,000 per annum (Plus VAT) for the first floor and £43,500 (plus VAT) for the ground floor.

EPC

An EPC will be supplied.

Legal Costs

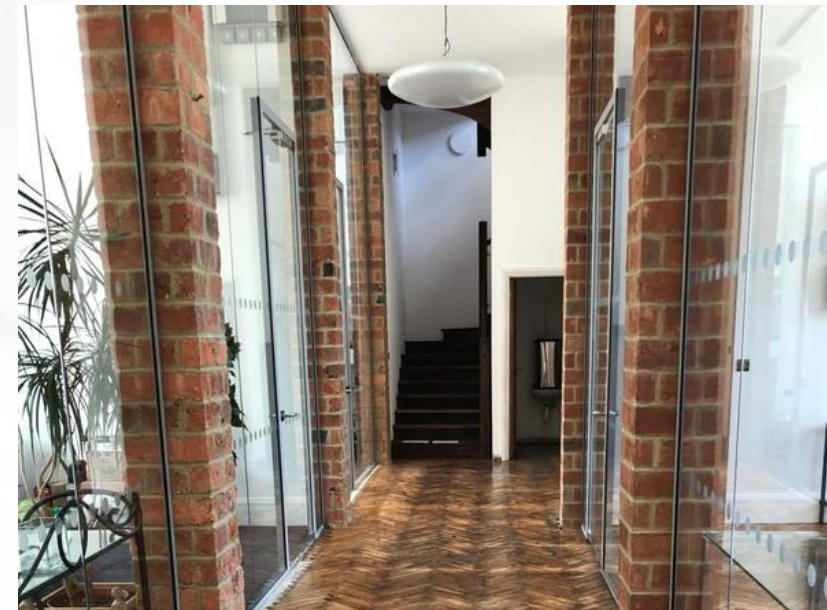
Each party to be responsible for their own legal costs

Viewing

By appointment through Bruce Raybould at Marriotts Oxford, Braybould@marriottsoxford.co.uk

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