

UNIQUE SELF CONTAINED OFFICES TO LET

Agriculture House, Oasis Park, Stanton Harcourt Road, Eynsham, Witney, Oxfordshire, OX29 4TP

5,283 SqFt (490.79 SqM) | £100,000 per annum exclusive





KEY FEATURES

- Car parking for in excess of 50 vehicles
- Self-contained standalone office within commercial location
- Mix of open plan and cellular accommodation
- Located on B4449 connecting onto the A40
- New Lease

LOCATION

The property is accessed from the Stanton Harcourt Road and adjoins the Oasis Business Park, a large office development within the local area. Eynsham is an established commercial location just off the main A40 Arterial Road mid-way between Oxford and Witney with the subject property well located on the B4449 on the edge of the village. There is a bus stop located 0.1 mile from the property and within 10 miles of Oxford City Centre.

DESCRIPTION

The subject property comprises a self-contained office building over the ground and first floor. The property is currently arranged as a number of cellular office accommodations of varying sizes including a large meeting room on the ground floor with a separate external access. The property benefits from air-conditioning, kitchen facilities and various storage areas along with an ample dedicated car park for over 50 vehicles.



Area	SqFt	SqM
Ground	2,605	242
First	2,678	248.79
Total Floor Area	5,283	490.79

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TERMS

The property is available on a new lease for a term of years to be agreed.

ASKING RENT

£100,000 per annum exclusive

EPC

A copy of the Energy Performance Certificate is available upon request.

BUSINESS RATES

Rateable Value £55,000 & £14,750

For verification purposes interested parties are advised to make their own enquiries with the Local Authority (West Oxfordshire).

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

VAT

All figures quoted are exclusive of VAT which is payable.

VIEWING

Strictly by prior appointment, please contact:



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Or via our joint agents NJ Commercial:

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Ground



First



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