

FOR SALE

Carter Jonas



**UNIT 2 OAK COURT
NORTH LEIGH BUSINESS PARK
NORTH LEIGH
WITNEY
OX29 6SW**

**High quality two storey office
building**

- 2,057sq.ft / 191.14 sq.m
- Self Contained
- Ample on site parking
- LED Lighting
- Kitchenette

LOCATION

The Property is situated on the North Leigh Business Park, an established business park, located just off the A4095 which runs between Witney and Bicester. North Leigh Business Park is approximately 3 miles to the north east of Witney and 10 miles north west of Oxford.

Rail connections are close by at Long Hanborough Train Station (approx. 2 miles) and Charlbury (approx. 5 miles) both providing mainline rail services into London, Oxford and Worcester.

North Leigh Business Park is a small, attractive business centre providing a pleasant working environment with a variety of occupiers, including; Amiantus Asbestos Consultants, Matthews Comfort Financial Planning and Tullamed Technologies.

DESCRIPTION

North Leigh Business Park comprises five office buildings and offers a pleasant working environment. Unit 2 Oak Court comprises a two storey, semi-detached office building at the front of the Business Park and offers good on-site parking.

Internally the property benefits from gas fired central heating, perimeter trunking with CAT 5 cabling, suspended ceiling, double glazing and kitchen facilities on each floor and male and female/disabled WC's. The property will benefit from LED panel lighting.

ACCOMMODATION

The property has the following approximate Net Internal floor areas:

	Sq M	Sq Ft
Ground Floor	94.39	1,016
First Floor	96.75	1,041
TOTAL	191.14	2,057

PRICE

Offers in the region of £415,000 are sought for the freehold interest.

BUSINESS RATES

We understand that the following Business Rates apply;

Rateable Value - £31,000 (1st April 2023 to present)

Prospective tenants should clarify these figures by contacting the Valuation Office.

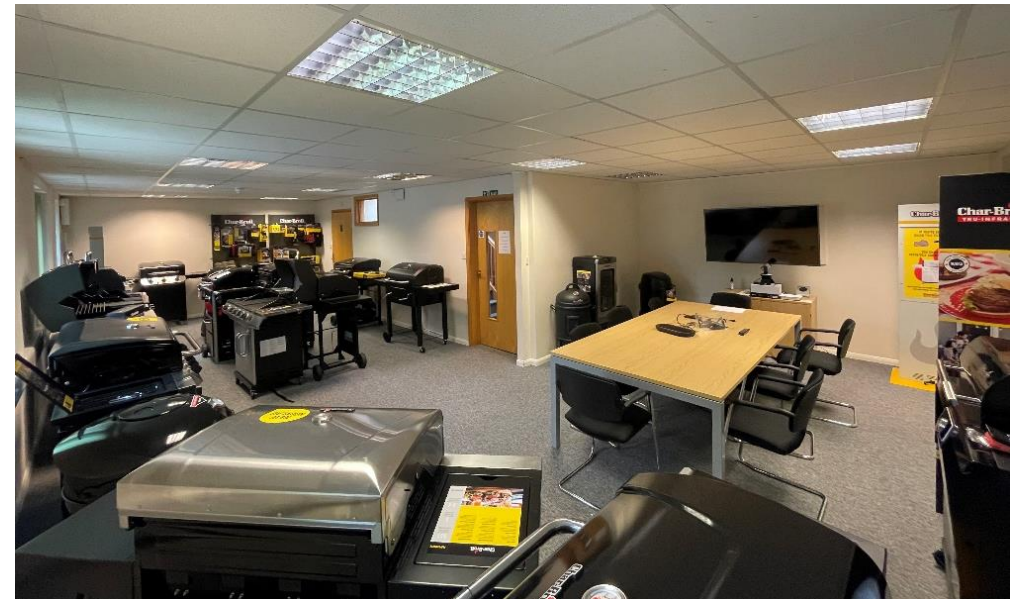
VAT

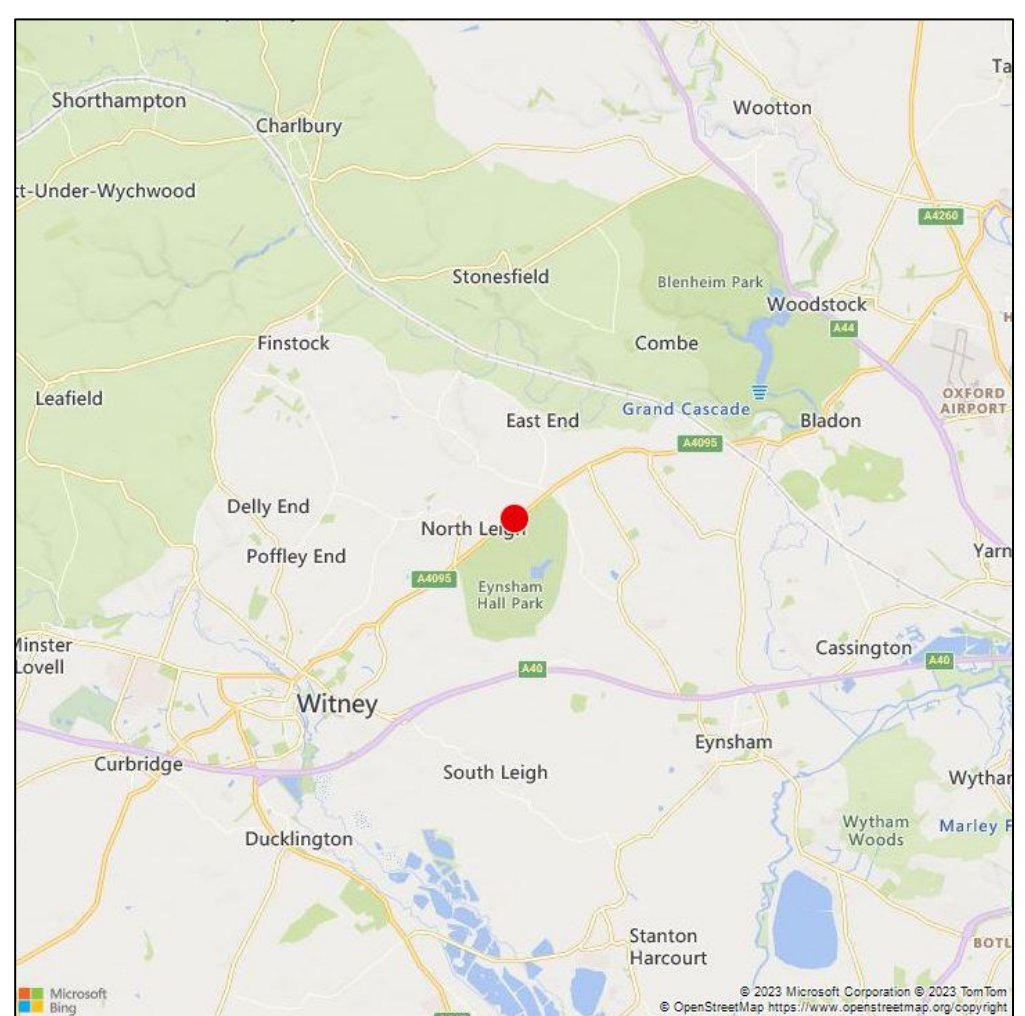
VAT is applicable to the purchase price.

EPC

EPC rating – B (50) further details on request.

Oct 23





Viewing by appointment, contact

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IMPORTANT INFORMATION

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Classification L2 - Business Data

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