



**8 Elm Place  
Witney Road  
Eynsham  
Oxon OX29 4BD**

**Attractive self-contained office  
accommodation**

- 1,362 sq ft (126.55 sq.m)
- On site parking
- Attractive business centre
- Self Contained
- Comfort cooling

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## LOCATION

The property is situated within Elm Place, an attractive, well established business park on the outskirts of Eynsham, located immediately off the A40.

The town enjoys good road communications via the A40 to Oxford, approx. 7 miles to the East and Witney approx. 6 miles to the West, with the M40 providing good links to London and northwards to the Midlands.

Rail connections are close by at Long Hanborough Train Station, approx 4.3 miles North with links to Oxford and London Paddington and north-west to the Midlands. Oxford Parkway Rail Station station is approx. 6.1 miles to the East. In addition there are regular bus services along the A40 to Oxford and Witney which stop outside Elm Place.

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## DESCRIPTION

Elm Place is an attractive development of 9 office/studio units built in c.1990, arranged around a courtyard and constructed of Cotswold stone elevations under pitched tile roofs.

Unit 8 is a mid-terraced office unit, accessed via the courtyard, opening into a hallway with access to the ground floor offices and stairs to the first floor offices.

Internally, the accommodation comprises open plan office space over ground and first floors with a fitted kitchen and WC's at ground floor. The ground floor benefits from a suspended ceiling with recessed lighting and air conditioning. There is electric heating and perimeter trunking throughout.

Unit 8 benefits from 7 parking spaces within the courtyard.

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## ACCOMMODATION

The property has the following approximate Net Internal floor areas:

	Sq M	Sq Ft
Ground Floor	71.45	769
First Floor	55.09	593
<b>TOTAL</b>	<b>126.55</b>	<b>1,362</b>

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## TERMS

The premises are available to let by way of a new, full repairing and insuring lease for a term to be agreed.

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## RENT / SERVICE CHARGE

Rent – On application.

Service charge £2,106 per annum exclusive.

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## BUSINESS RATES

The 2017/2018 Rateable Value shows a figure of £17,750.

Interested parties should make their own enquiries with West Oxfordshire District Council.

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## VAT

All prices quoted are exclusive of VAT where applicable.

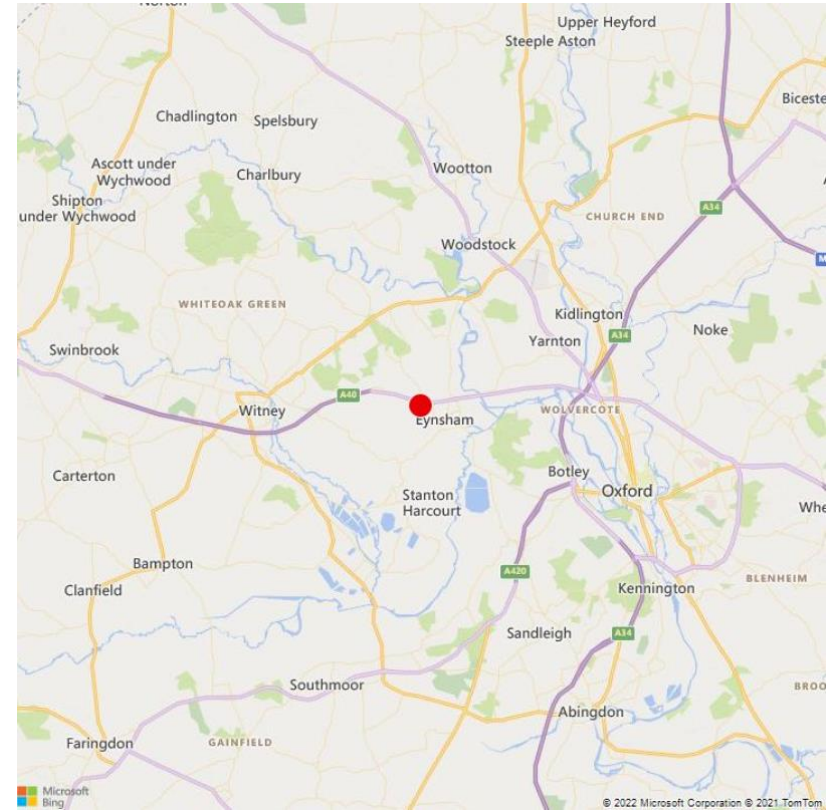
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## EPC

EPC rating E – 112

19.04.22





### **Viewing by appointment, contact**

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Classification L2 - Business Data

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