

TO LET

Carter Jonas



**4 FENLOCK COURT
BLenheim OFFICE PARK
LONG HANBOROUGH
OXFORDSHIRE
OX29 8LN**

High quality self-contained offices

- 1,775 sq ft (160.97 sqm)
- In close proximity to Rail Station
- Perimeter trunking with ultrafast broadband available
- Kitchenette
- Allocated parking

LOCATION

The Subject property is located on Blenheim Office Park, an established and attractive commercial location positioned on the periphery of Long Hanborough. The Park is well occupied and commands a prominent location, situated between Oxford and Witney. The unit has close services, such as Long Hanborough train station which provides direct links into Oxford and also to London. Woodstock and Blenheim are located 2.7 miles away from the subject property.

The Business Park benefits from good transport connections, with quick access to the A40, A34, and subsequently the M40. Being in close proximity to the S7 bus route allows easy access to Oxford and Witney with buses passing through every 30 minutes. Recent carriageway works have been undertaken to improve traffic flow along the A40 with proposals for new bus lanes from Eynsham to Wolvercote and Oxford.

Witney, Long Hanborough and Eynsham all intertwine to offer excellent infrastructure and thriving economies offering a wide variety of commercial services for prospective tenants.

DESCRIPTION

Unit 4 Fenlock Court forms part of a terrace of office buildings. The building provides office accommodation arranged over ground and first floor with a central staircase linking both floors.

Internally the property offers suspended ceilings with perimeter trunking, LED lighting and Cat5 cabling. There is a kitchenette with male/female WC and DDA compliant toilet on the ground floor. The unit also benefits from Gigaclear Ultrafast Broadband connection.

Externally the property has 6 allocated car parking spaces which are located in the large car park which is shared with the other tenants on the park. The main entrance access point into the property is through double doors.

ACCOMMODATION

The available accommodation comprises the following approximate floor areas in accordance with IPMS Office 3:

	Sq Ft	Sq M
Ground floor	787	73.09
First floor	946	87.88
TOTAL	1,775	160.97

TERMS

The office suites are available on new effective full repairing and insuring lease on terms to be agreed.

Rent on Application.

VAT

All terms quoted are exclusive of VAT where chargeable.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

BUSINESS RATES

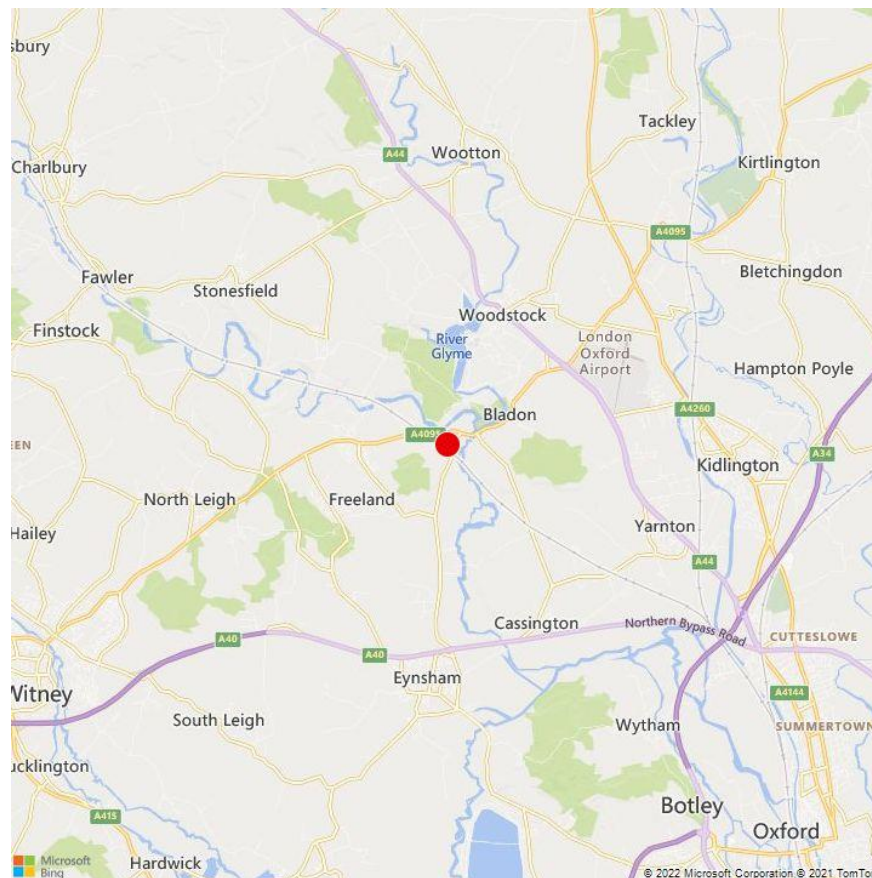
Rateable Value - £26,250 (1st April 2023 – present)

We recommend interested parties contact West Oxfordshire District Council in this regard to confirm the business rates liability for the property.

EPC

D – 89. Further details available on request.





Viewing by appointment only via the agents

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IMPORTANT INFORMATION

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