

TO LET

Carter Jonas



**UNIT 2C CARPENTERS WORKSHOP
SAWMILLS
COMBE
OXFORDSHIRE
OX29 8ET**

**High quality self-contained office situated
within an attractive landscaped environment**

- 1,459 sq.ft/ 135.56 sq.m
- Parking
- Walking distance to Combe rail station
- Kitchenette

LOCATION

Blenheim Palace Sawmills is located between Long Hanborough and Combe, approximately 8 miles Northwest of Oxford offering good access onto the A40 and A44 and hence to the Oxfordshire market towns and to all parts of the South and Midlands via the national trunk road network.

The estate is situated approximately 2 miles from Long Hanborough mainline station where frequent commuter services are provided to London Paddington.

The estate itself is set within an Area of Outstanding Natural Beauty, offers attractive views of the River, Evenlode and accommodates the historic Grade II listed, Combe Mill, celebrated as one of the few surviving dual-power timber mills in Britain. The estate is landscaped to a high standard.

DESCRIPTION

The estate comprises a range of office/business units primarily arranged around a central lawned area in a uniquely tranquil location.

The ground floor accommodation provides meeting rooms, kitchenette, and W.C facilities with stairs leading to a mixture of open plan space and cellular office rooms above.

Completed to a high standard, the available unit benefits from the following features:

- LG3 fluorescent lighting
- Central heating
- Kitchenette
- Perimeter trunking
- Parking located immediately nearby

ACCOMMODATION

The unit provides an approximate net internal floor area of 1,459 sq.ft / 135.56 sq.m.

	Sq Ft	Sq M
Office	1,459	135.56

TERMS

The office suite is available on a new effective full repairing and insuring lease on terms to be agreed.

Rent on application.

VAT

All terms are quoted exclusive of VAT where chargeable.

LEGAL COSTS

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

BUSINESS RATES

Rateable Value - £24,750 (1st April to present)

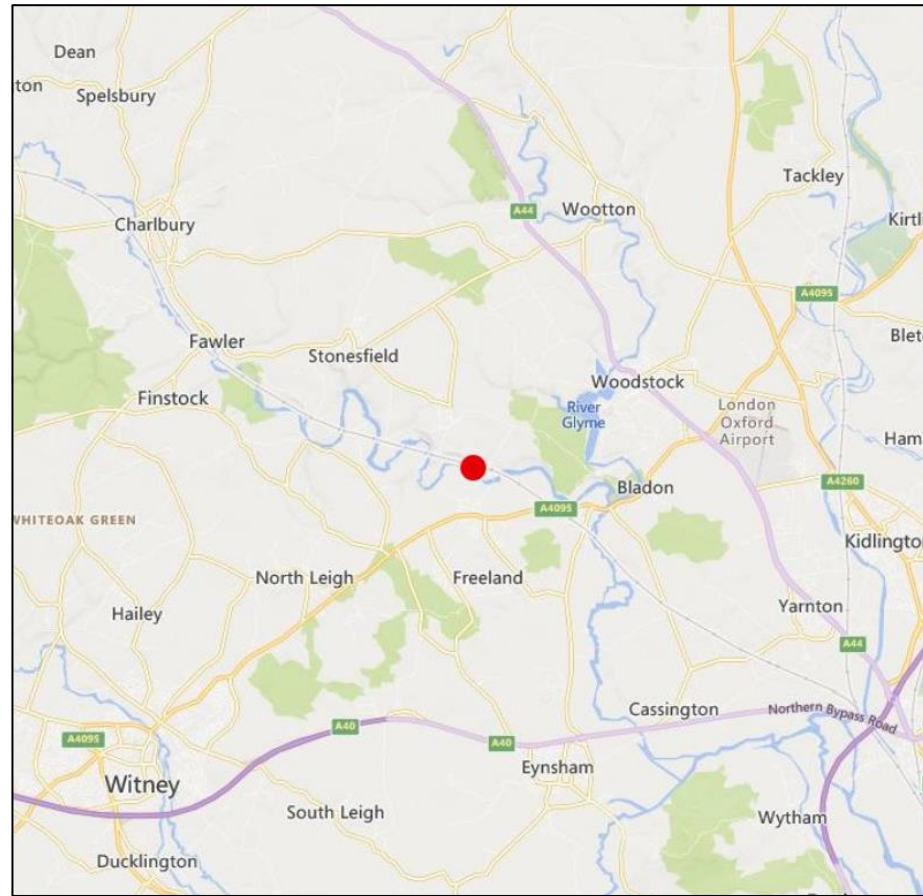
We recommend interested parties contact West Oxfordshire District Council in this regard to confirm the business rates liability for the property.

EPC

The property holds an EPC rating of B - 28

24.02.2023





Viewing by appointment only via:

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IMPORTANT INFORMATION

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