/INDURENT



Industrial

UNIT 6 | WITAN PARK INDUSTRIAL ESTATE

Avenue Two, Witney, OX28 4YQ

UNIT 6 | 23,379 SQ FT

Unit 6 provides 23,379 sq ft of modern industrial and warehouse accommodation

Unit 6 provides 23,379 sq ft of modern industrial and warehouse accommodation, designed to support logistics, distribution or industrial operations. The unit benefits from level access and dock level loading, refurbished office space, upgraded facilities and a minimum eaves height of approximately 5.25 m. Externally, the unit enjoys access to a secure fenced rear yard and generous estate car parking, within a comprehensively refurbished and well managed industrial environment.
Located on Station Lane in Witney, the estate offers excellent connectivity via the A40, providing access to the A34, M40 and M4, and is surrounded by established trade and industrial occupiers including Royal Mail, Travis Perkins and City Plumbing.

Lease Type	New



Unit Summary

- Refurbished Unit
- Car Parking
- Office Accommodation
- Close to Transport
- Secure yard
- Local Amenities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£227,945.25	£9.75
Rates	£97,280.00	£4.16
Service Charge	£10,759.45	£0.46
Insurance	£4,675.80	£0.20
Total Cost	£329,901.05	£14.11

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U6P0100067

+44(0) 808 169 7554

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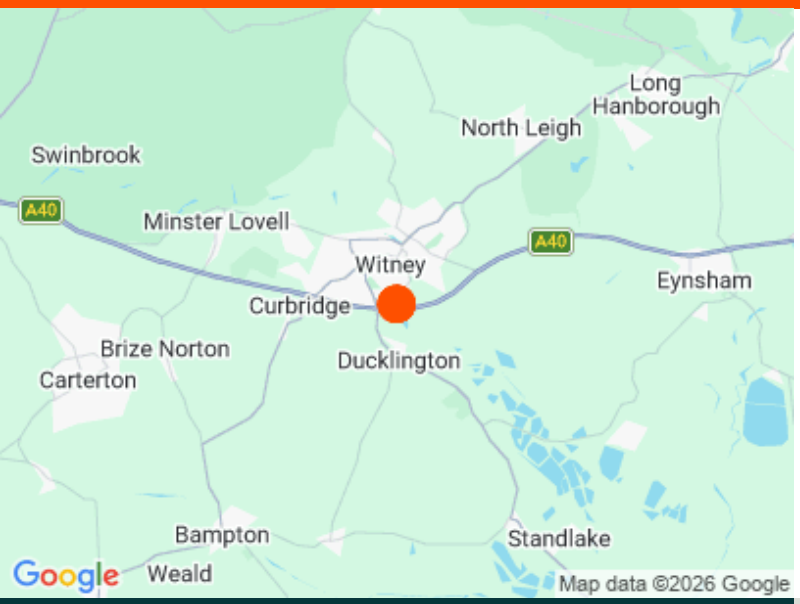

Location

Situated in Witney, just off the A40, Witan Park Industrial Estate offers convenient access to Oxford, Cheltenham, and the South East logistics corridor.

Road
A40: 0.5 miles

Airport
London Heathrow Airport: 55 miles

Rail
Hanborough Station: 8 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (68)

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Key Contact



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