

5 Fenlock Court

Blenheim Office Park, Witney, OX29 8RX



TO LET / FOR SALE

2,236 SQ FT
(207.73 SQ M)

£12 PER SQ FT
£410,000

Modern Refurbished
Office / Flexible Business
Space.

- Open Plan Space
- Excellent Parking Allocation
- Ready for Immediate Occupation
- Gigaclear Fast Broadband Available
- Easy Access to Long Hanborough Rail Station



Summary

Available Size	2,236 sq ft
Rent	£12 per sq ft
Price	£410,000
Rateable Value	£34,250
Service Charge	Upon Application
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

This self contained office is a modern, mid-terrace unit. The ground floor is arranged in a predominantly open plan format. At first floor a light open plan office is provided along with a reception area, 3 separate offices/meeting rooms and a server room. Kitchen and WCs are found in the lobby on the ground floor.

The suite benefits from a suspended ceiling throughout with recessed lighting, 3 core perimeter trunking and double glazed windows. There are 7 allocated parking spaces.

Location

Blenheim Office Park is a popular business location in a tranquil countryside setting, approximately

13km (8miles) north-west of Oxford with excellent transport links.

The A40, A34 and in turn the M40 are easily accessible. Witney and Kidlington are both within easy reach and offer excellent local amenities. Hanborough Railway station can be found close by, offering direct links to Oxford and London Paddington.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,236	207.73	Available
Total	2,236	207.73	

Viewings

Strictly by arrangement with joint agents:
Chaston Conway 01865 404010
Vail Williams 01865 597222

VAT

VAT will be charged at the appropriate rate if applicable

Legal Costs

Each party to bear their own costs

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