



Units 3 & 4 Vanbrugh Quarter, Windrush Park, Witney OX29 7AG

TO LET

Industrial / warehouse - TO LET

**1,863 Sq Ft
(173 Sq M)**

Units 3 & 4 Vanbrugh Quarter, Windrush Park, Witney OX29 7AG

DESCRIPTION

The property comprises high quality, end of terrace industrial / warehouse units of steel frame construction with a mix of brick / clad elevations.

The specification includes:

- ✓ Level access loading doors
- ✓ 4.1m eaves
- ✓ Three phase power
- ✓ Floor loading of 50 kN/m2
- ✓ Allocated parking

LOCATION

Vanbrugh Quarter is a high-quality development of small starter units located within Windrush Park, Witney. Access to the park is gained via the B4047 Burford Road. Windrush Park is an established commercial location benefitting from excellent access to the A40, A34, M40 and M4. The park also benefits from enhanced access on to the A40 via the new junction off Downs Road.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Units 3&4	1,863	173
Total	1,863	173

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

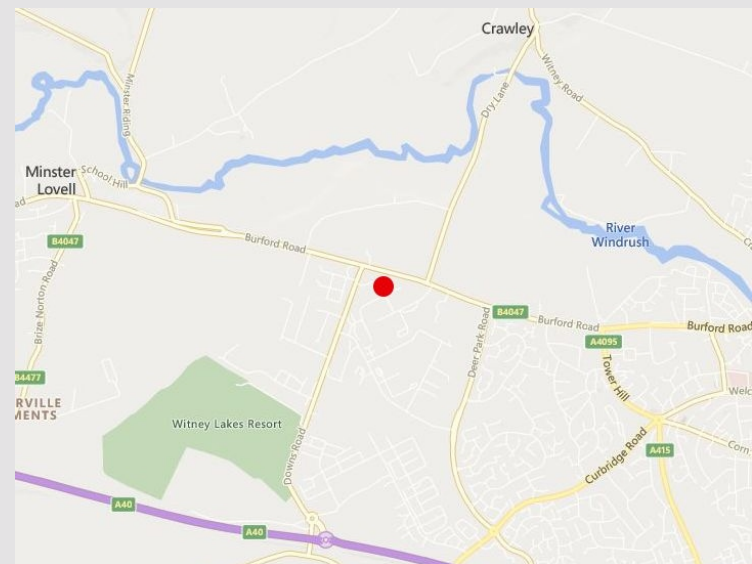
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of new FRI lease at a rent of £27,000 per annum inclusive of service charge and building insurance.

EPC The units have an Energy Performance rating of A. The full EPC is available upon request.



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VIEWING & FURTHER INFORMATION

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