

Unit 2 Fenlock Court

Blenheim Office Park, Witney, OX29 8LN



**CONWAYS
COMMERCIAL**
PROPERTY CONSULTANTS



TO LET

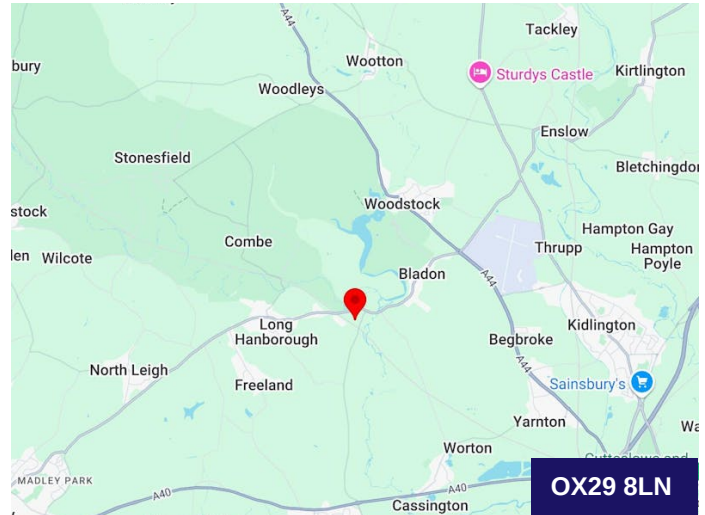
913 SQ FT
(84.82 SQ M)

£17 PER SQ FT

**Modern First Floor Offices
with Parking Spaces
situated on an attractive
Business Park**

- Recently refurbished
- Business Park Location
- Perimeter trunking
- Air Conditioning
- Gigaclear high speed broadband available
- Male & Female WC's (shared)
- Kitchen
- 3 Parking Spaces

conwayscommercial.co.uk
01865 302 610



Summary

Available Size	913 sq ft
Rent	£17 per sq ft
Business Rates	To be assessed
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises modern open plan first floor office accommodation benefiting from the following amenities:

- * Fully Carpeted
- * Suspended ceilings with recessed lighting
- * Perimeter trunking
- * Electric heating
- * Air conditioning
- * 3 phase power supply
- * Kitchen
- * Male & Female WC's (shared)
- * Gigaclear high speed broadband available
- * 3 parking spaces

Location

The property is located on the well-established Blenheim Office Park in Long Hanborough. It lies approximately 8 miles to the north west of Oxford.

Long Hanborough enjoys good communications with both the A44 Oxford to Woodstock road and the A40 Oxford to Witney trunk road being easily accessible. Hanborough railway station is close by and provides a fast service to both Oxford and London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	913	84.82	Available
Total	913	84.82	

Viewing

Strictly by appointment with Conways Commercial.



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