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Two Rivers Industrial Estate, Station Lane, Witney, OX28 4BH



CONWAYS
COMMERCIAL
PROPERTY CONSULTANTS



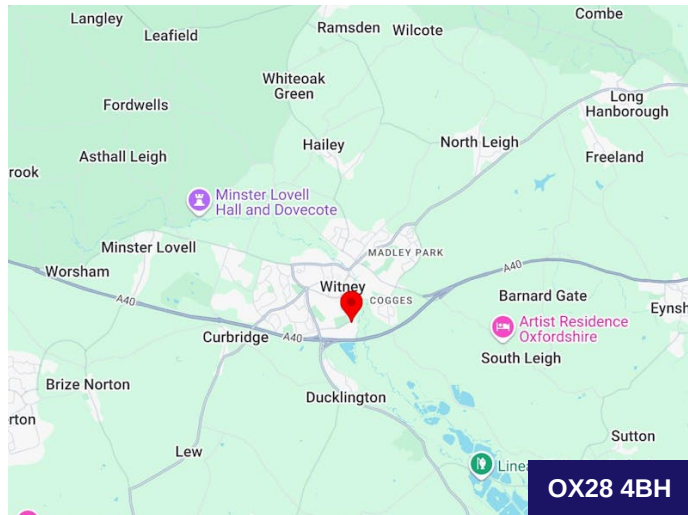
TO LET

2,210 SQ FT
(205.32 SQ M)

£17.50 PER SQ FT

Modern Refurbished
Offices with car parking
and located close to all
town centre amenities

- To be refurbished
- Gas Central Heating
- Perimeter trunking
- Kitchen
- WC's on both floors
- 10 Parking spaces



Summary

Available Size	2,210 sq ft
Rent	£17.50 per sq ft
Rateable Value	£25,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a modern two storey office with stone elevations under a pitched slate roof.

Amenities include: *Gas central heating heating *Carpeting

*Perimeter Data cabling *Fluorescent lighting

*Kitchen *Toilets on both floors * Disabled WC *10 Car parking spaces

The accommodation is to be refurbished.

Location

The property is located on the Two Rivers Estate which is situated off Station Lane and lies close all town centre amenities. It has good accessibility to the A40 (Oxford - Cheltenham) road which is situated within half a mile. Witney is an attractive Oxfordshire market town located approximately 12 miles west of Oxford.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,074	99.78	Available
1st	1,136	105.54	Available
Total	2,210	205.32	

Viewing

Strictly by appointment with Conways Commercial.

Legal Costs

Each party to bear their own legal costs.



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