

Unit 18

Stanley Court, Witney, OX29 0TB



**CONWAYS
COMMERCIAL**
PROPERTY CONSULTANTS



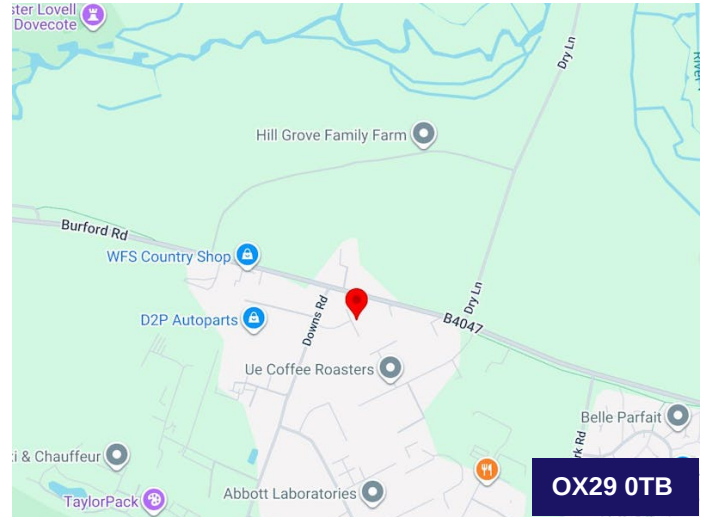
TO LET / FOR SALE

1,371 SQ FT
(127.37 SQ M)

£22,500 PER ANNUM
£377,500

Modern Warehouse/Light Industrial Unit

- 15kN/m2 ground floor loading capacity
- Roller shutter loading door (manual)
- 10% daylight roof panels
- Three phase electricity
- Kitchenette • Disabled WC
- 3 Parking spaces



Summary

Available Size	1,371 sq ft
Rent	£22,500 per annum
Price	£377,500
Rateable Value	£17,250
Service Charge	Upon Application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

A modern single storey end terraced light industrial/warehouse buildings of steel frame construction with the benefit of a mezzanine floor.

Location

Stanley Court is a modern development of 34 small units situated off Downs Road in an established commercial area lying to the west of Witney town centre. Witney is an attractive Oxfordshire market town lying approximately 12 miles to the west of Oxford. There is excellent access to the A40 from the recently constructed junction at the southern end of Downs Road.

Accommodation

The unit comprises:

Name	sq ft	sq m	Availability
Ground	915	85.01	Available
Mezzanine	456	42.36	Available
Total	1,371	127.37	

Viewings

Strictly by appointment with Conways Commercial

Terms

The property is available by way of a new full repairing and insuring lease or alternatively a freehold sale.



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