



12 Nimrod, De Havilland Way, Witney OX29 0YG

**marriotts**  
property llp

# 12 Nimrod

## De Havilland Way, Witney OX29

### For Sale or Lease

Excellent Business Unit with first floor Offices

478.72 m<sup>2</sup> (5,153 ft<sup>2</sup>)

Sale Price £525,000

Rental Price £39,000

### Location

The Nimrod Estate is situated within a few minutes of the A40 Witney bypass, giving easy access to Oxford, the M40/M4 and Cheltenham and the M5 Motorway.

### Description

A flexible business and office unit built in about 2007. The unit has a reception area to the ground floor with disabled WC, with two warehouse or studio areas beyond and electric roller shutter access door.

On the first floor is a mezzanine storage area with further WC, kitchen and office area.

The office area has a central open plan area with air conditioning heater system, with 4 separate offices of partitioned glass being



ideal for working under current social distancing rules.

### Net Internal Area

Ground Floor 243.60 m<sup>2</sup> - (2,622 ft<sup>2</sup>)

First Floor 235.20 m<sup>2</sup> - (2,531 ft<sup>2</sup>)

Energy Performance Certificate  
The building is rated as C 51.

### Rateable Value

The building has a Rateable Value of £17,500 in the current list.

## For Sale or Lease

The property is available for Sale or Lease.

## Tenure

The property is available leasehold under a long lease of 999 years which commenced on 29th September 2006. Vacant Possession will be available at completion of a lease or sale.

The leasehold rent payable during the 999 year term is a peppercorn per annum.

The lease allows use for B1, B2 and B8 under Part A of the Town and Country Planning (Use Classes) Order 1987.

Under the lease a Service Charge is payable by each unit on the Business Park in order to

maintain the common parts.

A copy of the lease is available from the selling agents on request.

## Service Charge

The communal areas to the Business Park are managed by Paul Chaston Commercial Management and costs are recharged to the units on a percentage share.

Unit 12 is responsible for 7.40% of overall communal costs to include access roads, car park surfaces and other communal area costs.

The payment is made quarterly and the overall cost for the Business Park was £7,540 in the year to October 2019. The

amount payable in the last Service Charge year attributable to Unit 12 was £557.96.

More details are available from the agents.

## Car Parking

The property has the right to use 6 reserved car parking spaces to the front of the building under the terms of the long lease.

## VAT

The sale price or rental of the property will be subject to VAT.



## Directions

From Oxford take the A40 west towards Cheltenham. At the exit junction from the A40 at Curbridge, take the Downs Road exit from the roundabout. Head north and turn right after a quarter of a mile into Range Road. After a few hundred metres turn left into De Havilland Way. Unit 12 can be found at the top of the row, on the left hand side, after you enter the site.

## Viewing

By appointment with the agents. Ref: AJB.

