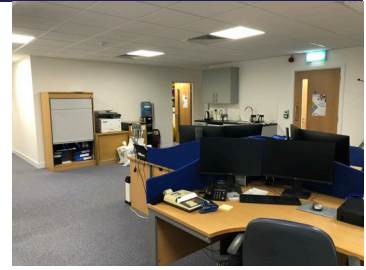


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## UNIT 19 THORNEY LEYS BUSINESS PARK WITNEY OX28 4GE TO LET

**B1(a) Business – Self Contained Office**  
**1,733 sq ft (161 sq ) - 3,501 sq ft (303.60 sq m)**



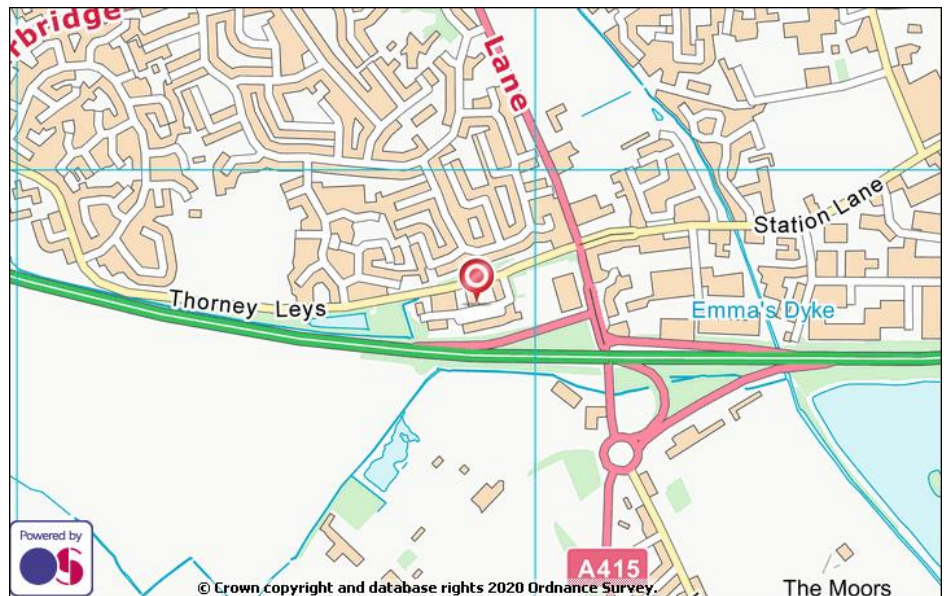
### Specification

- LED lighting
- Air conditioning
- 10 Parking spaces
- Partitioned offices
- Kitchen and break out area
- DDA WC facility & male / female WCs
- Full access raised floors
- Data cable installed
- CCTV System
- Door access control
- Burgular alarm system
- Double glazing
- Rear loading access

### Description

Unit 19 is a two-storey self contained office of brick construction under a pitched tiled roof with dedicated reception area and rear loading doors. The property benefits from 10 allocated parking spaces directly in front of the building and behind.

The property was fully refurbished in 2018 and has been fitted out to provide a mixture of open plan and partitioned offices along with meeting rooms and dedicated server room. The building has been fully wired for data to floor and benefits from CCTV system, burglar alarm and door access controls.



Accommodation	SQ FT	SQ M
Ground Floor	1,733	161
First Floor	1,768	164.25
<b>Total</b>	<b>3,501</b>	<b>325.25</b>

Measured in accordance with IPMS 3

### Additional information

#### Terms

The accommodation is available by way of sub-lease or assignment.

Terms to be discussed.

#### Rent

Rent on application.

#### Estate Charge

An estate charge of £0.53/sq ft applies for the budgeted year 2019/20

#### Rates

Business Rates paid direct to the local authority.

Rates Payable - £5.72/sq ft for 2019/20

#### Legal Costs

Each party to bear their own legal costs.

#### VAT

Applies where applicable.

#### EPC

C - 69

#### Postcode

OX28 4GE

#### Enquiries

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