BENEDICTS

To Let

Unit 10, Langdale Court

Witney, OX28 6FG

First floor offices within thriving town centre

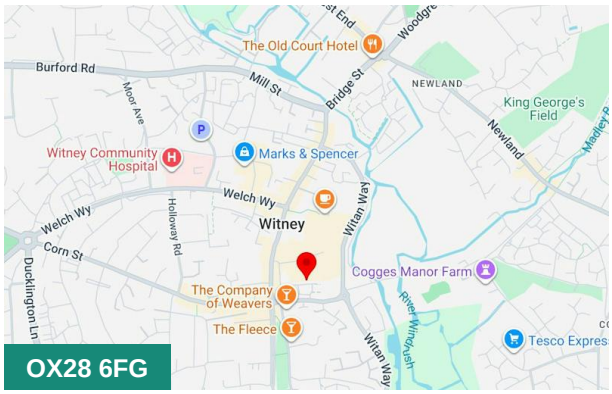
763.71 sq ft
(70.95 sq m)

- Open plan office space
- Shower
- 1 parking space
- Adjacent to free public car park
- Town centre location

Unit 10, Langdale Court, Witney, OX28 6FG

Summary

Available Size	763.71 sq ft
Rent	£12,000 per annum
Rates Payable	£9.33 per sq ft
Rateable Value	£16,500
Service Charge	£2,540 per annum Based on 2026/27 budget
VAT	Applicable
EPC Rating	B (47)



Location

The property occupies a prominent position within Langdale Court, an established specialist retail and leisure courtyard located immediately off Market Square in Witney town centre. The property benefits from it's own dedicated entrance from the front of the property and is surrounded by a mix of independent retailers, cafés, professional services and leisure operators.

The location is at the heart of Witney's main commercial area, within a short walk of the town's principal shopping facilities, supermarkets, restaurants and public amenities. Langdale Court provides a distinctive courtyard setting with customer parking nearby and convenient pedestrian access from Market Square.

Witney is West Oxfordshire's largest town, situated approximately 12 miles west of Oxford. The town benefits from excellent road communications via the A40, providing direct links to Oxford, the M40 and the wider Midlands and South East motorway networks, making the location accessible to both customers and staff.

Description

The property comprises an open plan first floor office, together with wc, shower and kitchenette/server room. The space is flexible and suitable for a variety of uses. One parking space is available on a first come first served basis.

Terms

A new FRI lease is available on terms to be agreed.

Viewings

Please contact the agent to arrange a viewing.

Viewing & Further Information

Sophie Holder
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sophie@benedicts.co.uk

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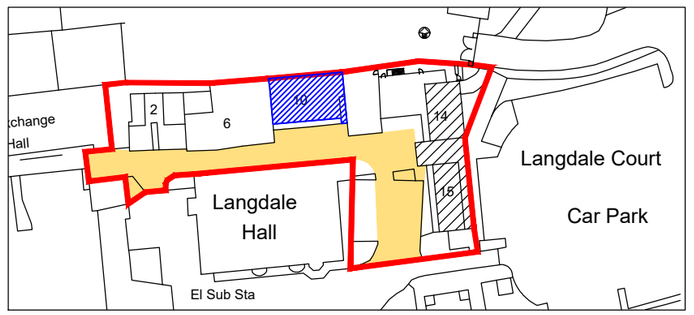
UNIT 6

UNIT 10

Headline Area
763.71square feet
(70.95 m²)

UNIT 10
FIRST FLOOR PLAN

Internal Area
1431.82 square feet
(133.02 m²)



Location Plan - Scale 1:1250

1:1250

25m 0 25m 50m 75m 100m

UNIT 10
GROUND FLOOR PLAN (ENTRANCE)

Scale 1:100

0 1 2 3 4 5 10 15

Rev	Notes	Date
REV A	Boundary revised & updated	29.02.2024

CAD File No.
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STATUS

CLIENT

PANTHER (VAT)
PROPERTY LIMITED

JOB TITLE

WITNEY LANGDALE COURT
MARKET SQUARE, WITNEY
OXFORDSHIRE OX28 6FG

DRAWING TITLE

LEASE PLAN
UNIT 10

PANTHER SECURITIES PLC

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ARCHITECT \ S.O.	DRAWN	DATE
.	IT	JULY 2023
SCALE	CHECKED	RIBA WORKSTAGE
1:100 @ A3		

DRAWING NO.
Unit 10 Lease Plan

REVISION
A