BENEDICTS

**To Let / For Sale**




# Units 3 and 4 Hobley Court

North Leigh Business Park, Witney, OX29 6AN

## Modern starter units / storage units.

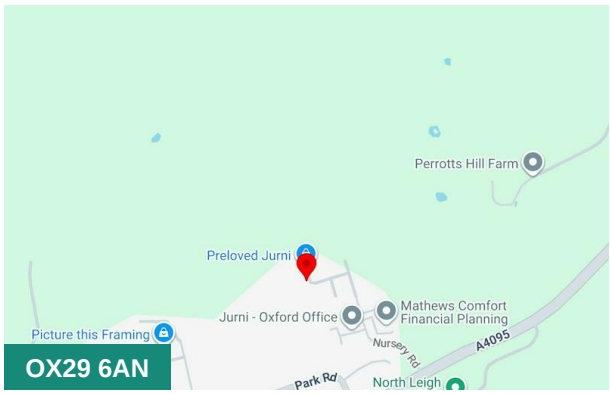
**1,674.69 to 3,382.46 sq ft**
(155.58 to 314.24 sq m)

- Built in 2019
- Mezzanine floor
- Front office/reception
- Electric roller shutter door
- Secure site
- Intruder alarm and CCTV
- Gas fired air heater to Unit 3
- EPC B

# Units 3 and 4 Hobley Court, North Leigh Business Park, Witney, OX29 6AN

## Summary

| | |
|---|---|
| **Available Size** | 1,674.69 to 3,382.46 sq ft |
| **Rent** | £19,950 per annum Per Unit |
| **Rateable Value** | £9,300<br>Per Unit - small business relief may be applicable |
| **Service Charge** | N/A |
| **Estate Charge** | £1,200 per annum<br>Per Unit |
| **EPC Rating** | B (32) |








## Location

3 and 4 Hobley Court occupy a well-positioned setting on North Leigh Business Park forming part of a small, self-contained commercial courtyard development. The scheme would be suited to small to medium enterprises and a range of office, studio, or light commercial uses.

North Leigh benefits from a strategic location approximately 3 miles north of Witney and around 10 miles west of Oxford, placing the property within easy reach of two key economic centres in Oxfordshire. Witney provides a strong local service base with a wide range of amenities, while Oxford offers a significant employment hub, internationally recognised institutions, and a highly skilled labour pool.

The nearby A40 dual carriageway provides direct access eastwards to Oxford and the M40 (J8), and west towards Cheltenham, facilitating regional and national travel. In addition, Long Hanborough railway station, located approximately 2 miles away, offers regular mainline services to Oxford and London Paddington, supporting convenient commuting and business travel.

## Description

The property comprises a pair of attached commercial units offering, modern, clean and tidy space, suitable for a range of uses. Each unit is equipped with an electric roller shutter door (H 4.5m x W 3.33m), LED lighting, power sockets throughout, 1 WC, small office with kitchenette and electric radiator, CCTV, intruder alarm and mezzanine of beam and block construction, incorporating a pallet gate. Unit 3 also has a gas fired air heater in the warehouse. Each unit comes with 3 allocated parking spaces plus additional communal parking bays.

The accommodation comprises the following areas:

Unit 3 (Left Hand Unit) - LET
Ground: 930.36 sq ft
Mezz: 744.33 sq ft
Total: 1,674.69 sq ft

Unit 4 (Right Hand Side)
Ground: 951.92 sq ft
Mezz: 755.85 sq ft
Total: 1,707.77 sq ft

## Viewings

Viewings by appointment with the sole agents.

## Terms

Available to let separately or combined on terms to be agreed.

## Viewing & Further Information




**Sophie Holder**
01865883364 | 07587221536
sophie@benedicts.co.uk



**Tom Vecchione**
01865 883364 | 07807 791328
tom@benedicts.co.uk



The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 11/09/2026