



Park House

Station Lane, Witney, OX28 4EJ

**Recently refurbished,
predominantly open-plan
ground floor office in a
prominent location**

2,366 sq ft
(219.81 sq m)

- Air Conditioning
- Parking
- Close to Town Centre Amenities
- Open Plan Space

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Summary

Available Size	2,366 sq ft
Rent	£19.50 per sq ft
Business Rates	New assessment will be required
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Park House provides high-quality ground floor office accommodation which has been recently refurbished to create a modern and well-presented working environment. The accommodation is predominantly open plan, with a separate reception area providing a welcoming entrance to the space. The flexible layout lends itself to a variety of occupiers and requirements, with the additional benefit of a rear loading door offering convenient access. Modern WC facilities, including a disabled WC, are provided within the accommodation, together with on-site car parking.

Location

Park House occupies a prominent position fronting Station Lane, within easy reach of Witney town centre and its wide range of shops, cafés and local amenities. The property is conveniently located approximately half a mile from the A40, providing good road connections towards Oxford and onward access to the A34 and M40, making it well placed for both local and regional business occupiers

Accommodation

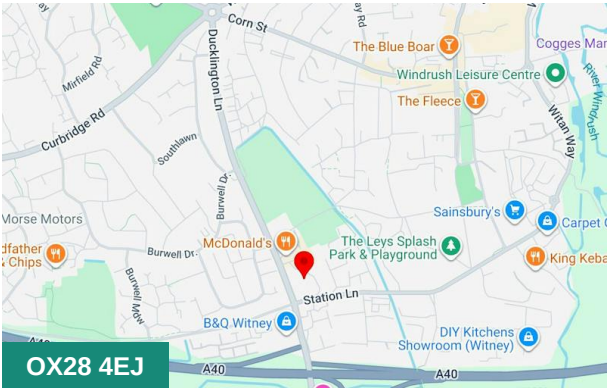
The accommodation comprises the following Net Internal areas:

Name	sq ft	sq m	Availability
Ground - Office	2,366	219.81	Available
Total	2,366	219.81	

Terms

Occupation will be granted on the basis of a new effective full repairing and insuring lease for a term to be agreed. The lease is to be excluded from the security of tenure provisions for the Landlord and Tenant Act 1954.

A service charge will be payable in respect of the management, maintenance and repair of the external structural and common parts within the building of which the premises forms part.



Viewing & Further Information



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