



Unit 14, Langdale Court

Witney, OX28 6FG

**Prominent
office/retail/workshop within
thriving town centre**

1,100 sq ft
(102.19 sq m)

- Prominent commercial space
- Currently used as a workshop
- Suitable for a variety of uses
- 1 parking space
- Adjacent to free public car park
- Town centre location

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Summary

Available Size	1,100 sq ft
Rent	£16,000 per annum
Rates Payable	£9.33 per sq ft
Rateable Value	£16,500
Service Charge	£1,779 per annum Based on 2026/27 budget
VAT	Applicable
EPC Rating	D (97)

Location

The property occupies a prominent position at the entrance to 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 prominent reception/ 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 commercial space set over ground, first and second floors. The property benefits from ground floor retail style frontage, facing onto the public car park adjacent to Waitrose. The ground floor reception area leads up stairs to an open plan office area with separate meeting room. The second floor provides further office space, a WC and kitchen. The property benefits from excellent natural light and is fitted with electric heaters, fire and intruder alarms. There is one parking space with this unit, subject to availability.

Accommodation

The accommodation comprises the following areas:

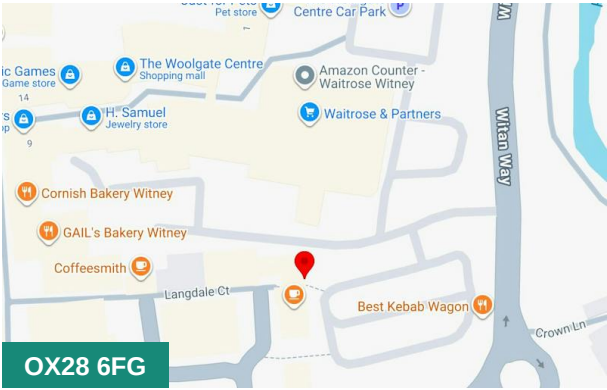
Name	sq ft	sq m
2nd - Office	346.60	32.20
1st - Office	717.96	66.70
Ground - Reception	35.50	3.30
Total	1,100.06	102.20

Terms

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

Viewings

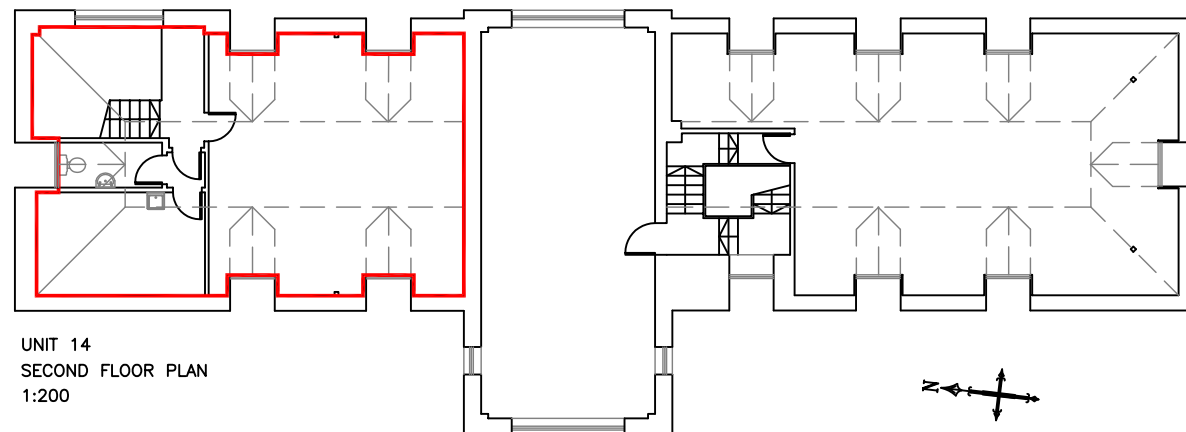
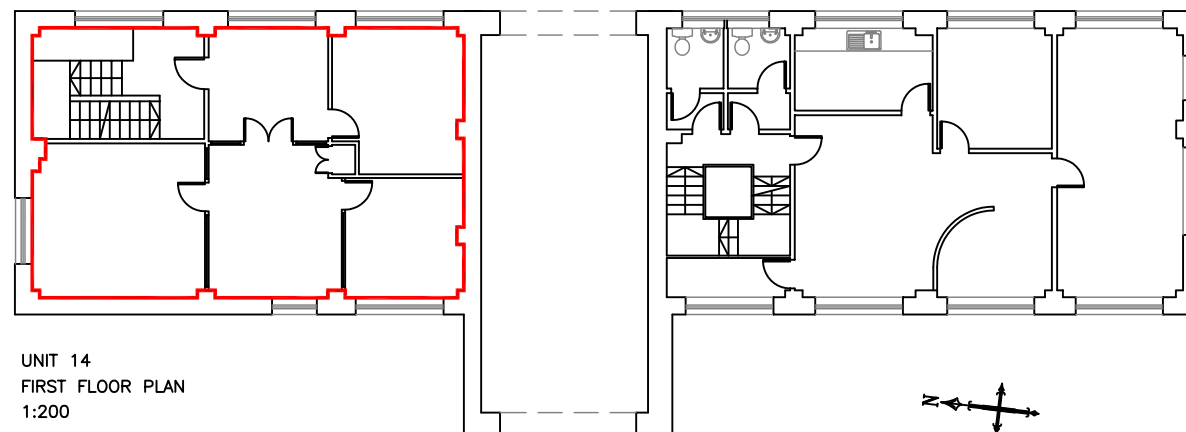
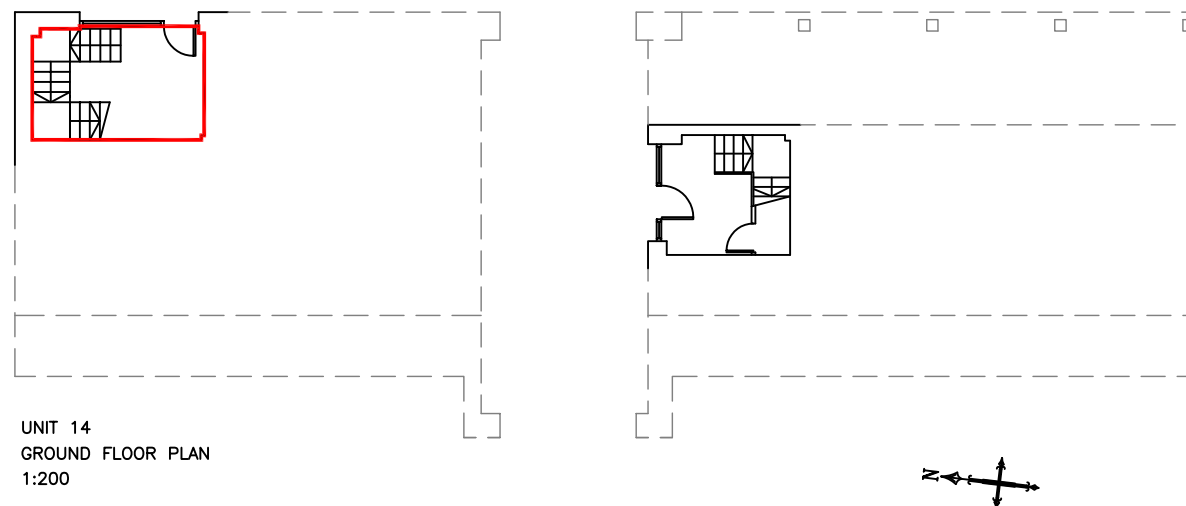
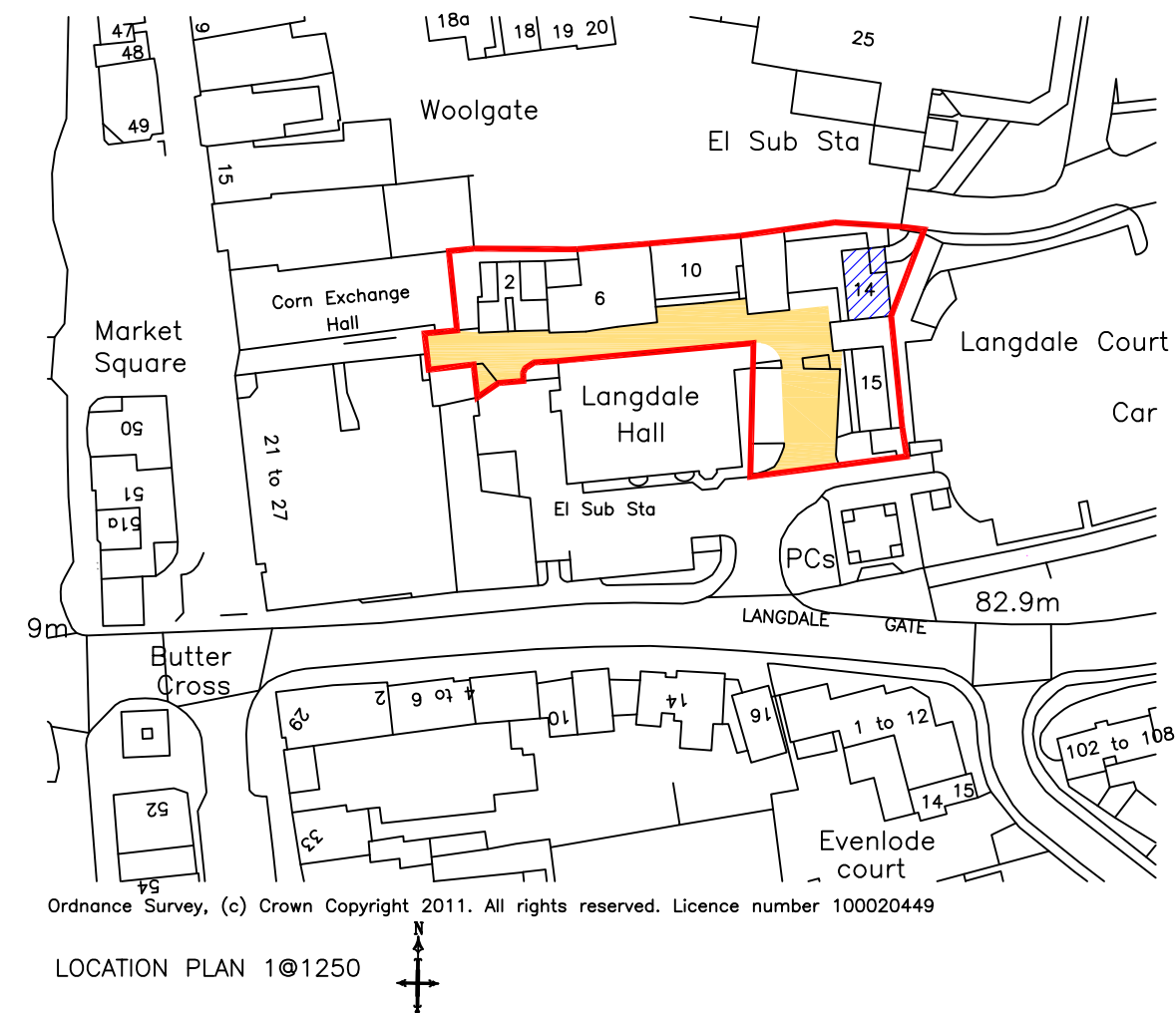
Please contact the agent to arrange a viewing.



Viewing & Further Information



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Rev.	Date:	Description:	Chkd:
Client:			
PANTHER SECURITIES PLC			
Property:			
UNIT 14 LANGDALE COURT MARKET SQUARE, WITNEY OXFORDSHIRE OX28 6FG			
Title:			
LAND REGISTRY PLANS			
Job No:	LCW-LR	Drawn by:	TP
Drawing No:	U14	Date:	FEB 10
		Scale:	1:200,1250@A3
		Checked:	AR
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