

TO LET COMMERCIAL UNIT



The Estate Yard, Cuckoo Lane, North Leigh, Witney,
Oxfordshire, OX29 6PW

- Workshop units available in a range of sizes
- Mutual break clauses included for added flexibility
- Competitive rental terms

Available Immediately subject to lease

Rents ranging from £2,500 to £9,500 per annum (exc. VAT)

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6PW

A selection of workshop units available to let, offering flexible accommodation suitable for a wide range of commercial uses (subject to any necessary consents).

The units are available in various sizes, making them suitable for start-ups, established businesses, tradespeople, storage, light manufacturing, and creative industries.

Whether you require a smaller unit for a new venture or larger premises to support your expanding business, we have options to suit a variety of commercial requirements.

Description

Workshop Units to Let – Various Sizes Available

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Situation

The Estate Yard is located on the edge of North Leigh and Freeland next to two residential properties only 11 miles to Oxford City Centre and 4 Miles to the town of Witney.

Business Rates

Business rates will be payable by the tenant.

Services

All Units are unheated and have access to mains electricity and 50 Gallons of water per week.

The services are sub metered and the responsibility of the tenant.

Broadband

Fibre broadband is available and is the responsibility of the tenant.

Rent

The rents will range from £2,500 to £9,500 per annum dependant on the size and structure of the building, exclusive of VAT, if chargeable.

Legal Costs

The tenant will be responsible in covering £375.00 (+ VAT) of legal costs.

Terms

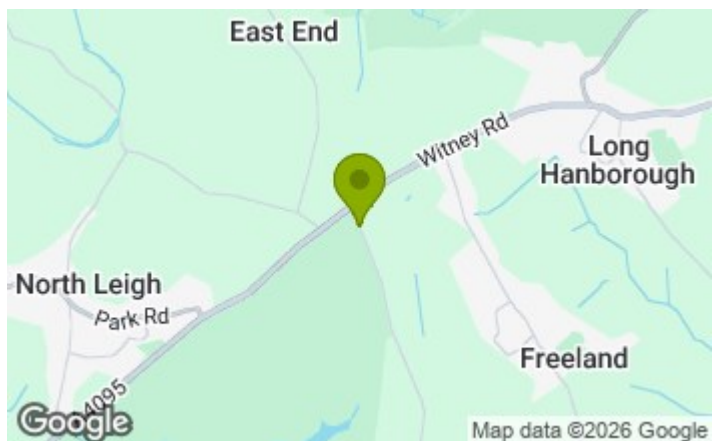
The premises are available on an internal maintaining and repairing lease for a term by arrangement. The rent is payable monthly in advance and exclusive of outgoings and VAT.

Directions

From Oxford, proceed west on the A40 towards Witney and exit at the B4449 signposted Eynsham and North Leigh. Continue through Eynsham and follow the road towards North Leigh. Upon reaching the A4095, turn towards Long Hanborough before taking the turning into Cuckoo Lane. Continue along Cuckoo Lane for approximately 0.5 miles, where the property will be found.

Viewings

Strictly by appointment with The Estate Office.



IMPORTANT NOTICE

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