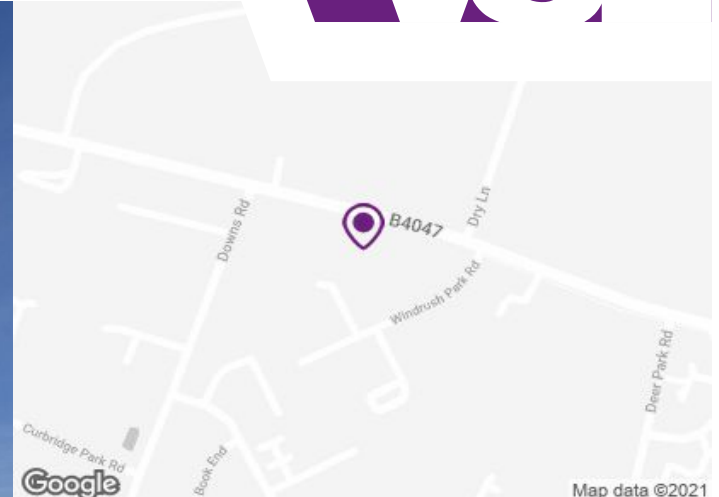


# Industrial / Warehouse To Let

3 & 4 Vanbrugh Quarter, Witney, OX29 7AG



Tenure: To Let  
Size: 1,863 sq ft  
Rent: £27,000 per annum plus VAT

## Description

Vanbrugh Quarter is a high quality development of new build starter units for industrial and storage uses. Unit 3 & 4 is of steel frame construction with a mixture of brick and clad elevations. The units are located on Burford Road with swift access to the A40 and Oxford, Cheltenham, the A34, M40 and M4. West Witney has enhanced A40 access with the new junction to Downs Road.

- ▼ Level access loading doors 3.3m to 3.9m
- ▼ Allocated parking
- ▼ 4.1m eaves - 5.25m eaves to apex
- ▼ Three phase power
- ▼ Floor loading 50 kN/m<sup>2</sup>
- ▼ High grade specification
- ▼ The rent includes service charge and buildings insurance

## Accommodation

|                           | Sq Ft        | Sq M       |
|---------------------------|--------------|------------|
| <b>Unit 3 &amp; 4 GIA</b> | <b>1,863</b> | <b>173</b> |

## Costs

| Rent                       | Rateable Value                       | Service Charge   | EPC |
|----------------------------|--------------------------------------|------------------|-----|
| £27,000 per annum plus VAT | Unit 3 RV £7,000<br>Unit 4 RV £7,000 | Included in Rent | A24 |

## Terms

Available to lease by way of a new FRI lease, inclusive of buildings insurance and service charge.

Last updated 26/03/2021



## Get in Touch

For more information please email Will Davis at [wdavis@vslndp.com](mailto:wdavis@vslndp.com).

Alternatively call us on 01865 848488 to discuss any property requirements.



## Disclaimer

VSL & Partners Ltd, their clients and any joint agents give notice that

1. These particulars are set out as a general outline only, for the guidance of intended purchasers and lessees, and do not constitute, nor constitute part of, any offer or contract;
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the accuracy of each of them;
3. No person in the employment of VSL & Partners Ltd has any authority to make or give any representation or warranty whatsoever in relation to the property;
4. Unless otherwise stated, all rents and prices quoted are exclusive of VAT which may be payable in addition.