

15-17 Blenheim Office Park  
Long Hanborough OX29 8LN

VSL



**Key features:**

- High quality, modern office units
- Available as a whole or individually
- Fully occupied
- Asset Management Opportunities

Rare Opportunity to Purchase Terrace of Three Modern Offices  
2,487 - 7,888 Sq Ft (231.05 - 732.82 Sq M) Approximately

01865 848488

[www.vslandp.com](http://www.vslandp.com)

## LOCATION

The units are located on Blenheim Office Park, an established business park located in a tranquil setting, on the east side of Long Hanborough benefiting from easy access to the A40, A34 and in turn the M40. Witney and Kidlington are both within easy reach and offer excellent local amenities. Hanborough railway station can be found close by offering direct links to Oxford and in turn London Paddington.

## DESCRIPTION

15-17 Blenheim Office Park comprise a terrace of 3 units constructed in 2001. The units offer attractive and versatile self-contained accommodation with stone elevations under a profiled, pitched roof. Each of the units are let and the remaining lease terms offer asset management opportunities for investors to renew and reposition the asset or alternatively an opportunity for a purchaser to occupy part or all of the accommodation as the leases expire making for an adaptable proposition.

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- Fully occupied
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## ACCOMMODATION

The premises provide the following approximate gross internal areas:-

	Sq Ft	Sq M	Price
Unit 15	2,679	248.89	£645,000
Unit 16	2,722	252.88	£655,000
Unit 17	2,487	231.05	£600,000
<b>Total</b>	<b>7,888</b>	<b>732.82</b>	<b>£1,900,000</b>

## SPECIFICATION

Each unit includes air conditioning, ancillary heating, perimeter and underfloor trunking, suspended ceilings and recessed ceiling lighting. Each office has its own access and benefits from male/female/disabled WC facilities. Parking provision is excellent with a combine total of 45 spaces offering an impressive ratio of 1:175 sq ft

## EXISTING TENANCIES

**Unit 15** - Next Fifteen Communications Group Ltd - The unit is held on an FRI lease for a term of 5 years expiring on 4/08/2025 with a tenant only break on 05/08/2023. In the event that the break is not served the tenant benefits from a 2 month rent free period. The annual rent is £49,561 (£18.50 per sq ft).

**Unit 16** - Phynova Group Ltd - The unit is held on an internal repairing and insuring lease for a term of 5 years expiring 27/09/2021. The annual rent is £38,800 (£14.25 per sq ft).

**Unit 17** - E-Therapeutics Plc - The unit is held on a full repairing and insuring lease for a term of 3 years expiring 29/09/2021. The annual rent is £46,000 (£18.50 per sq ft).

All leases are excluded from the security of tenure provisions of the 1954 Landlord & Tenant Act and are available upon request

## VAT

All figures within these terms are exclusive of VAT, where chargeable.

## LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

## ENERGY PERFORMANCE CERTIFICATE

Unit 15 - E124

Unit 16 - D76

Unit 17 - C72

### VIEWINGS

Strictly by appointment with the letting agents:

**Duncan May/Will Davis/Toby Chapman**

**VSL & Partners**

22 Bankside

Kidlington

Oxford

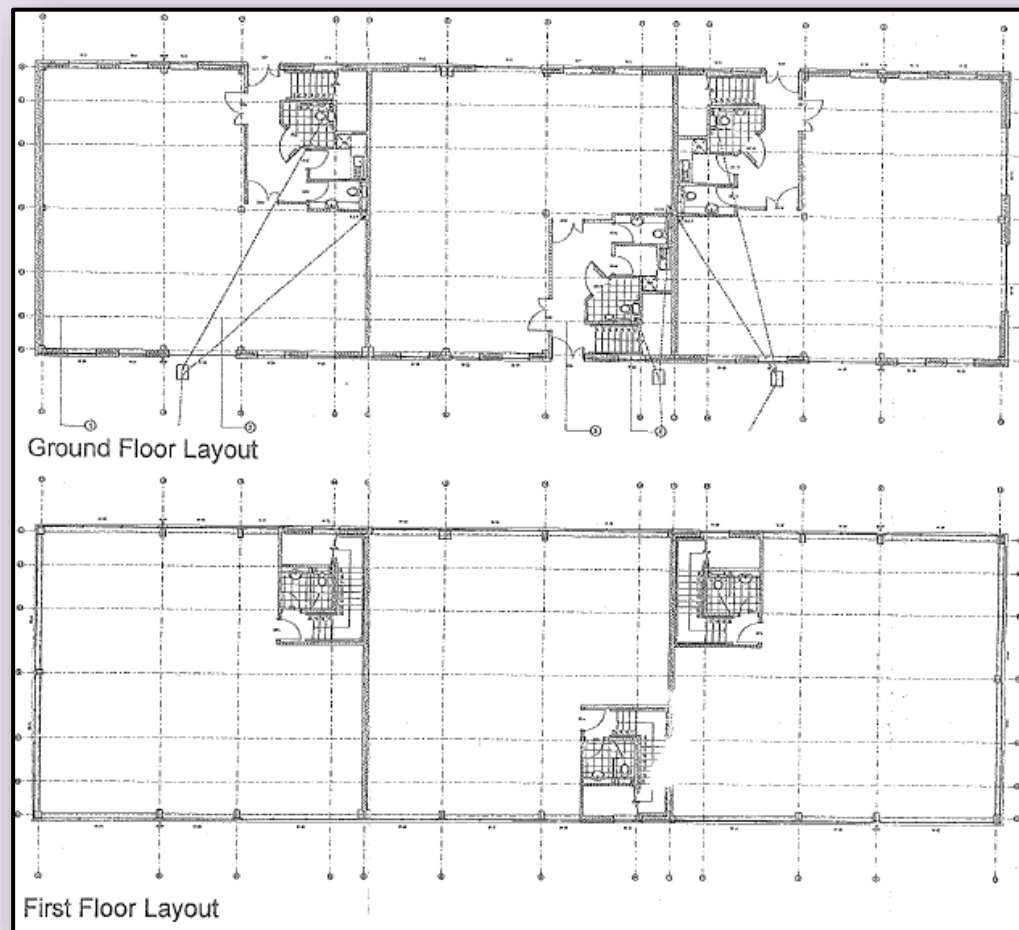
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SUBJECT TO CONTRACT

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