

5 Fenlock Court, Blenheim Office Park, Witney, OX29 8RX

## Ground floor office suite on a popular business park



- Open plan office
- Good allocation of parking spaces
- Strategic west Oxfordshire location
- Ready and available for immediate occupation

Office  
**TO LET**

**1,004 sq ft**

(93.27 sq m)

# 5 Fenlock Court, Blenheim Office Park, Witney, OX29 8RX

## Summary

Available Size	1,004 sq ft
Rent	£28,500 per annum
Business Rates	Upon Enquiry
Service Charge	N/A
Estate Charge	N/A
EPC Rating	D

## Description

5 Fenlock Court comprises a modern, mid-terrace, office unit. The ground floor is arranged in a predominantly open plan format and a meeting room has been created to one side in order to optimise the use of the space. Kitchen and WCs are found in the lobby on the ground floor.

The suite benefits from a suspended ceiling with recessed lighting, 3 core perimeter trunking and double glazed windows. There are 3 allocated parking spaces.

The ground floor suite is being offered on an inclusive basis as a sub-lease from the Head Tenant for a term to be agreed.

## Location

Blenheim Office Park is a popular business location in a tranquil countryside setting, approximately 13 km (8 miles) north-west of Oxford with excellent transport links.

The A40, A34 and in turn the M40 are easily accessible. 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.

## Accommodation

The accommodation comprises of the following:

Name	Sq ft	Sq m	Availability
Ground	1,004	93.27	Available
<b>Total</b>	<b>1,004</b>	<b>93.27</b>	

## Viewings

Strictly by appointment with the sole letting agents.

## Terms

The premises is being offer by way of new sublease.

## VAT

All figures are exclusive of VAT where chargeable.



## Viewing & Further Information



**Mike Watson**

01865 812 740

mike.watson@cluttons.com

**CLUTTONS**

More information [cluttons.com/gb](https://www.cluttons.com/gb)