

# 5 Fenlock Court

Blenheim Office Park, Witney, OX29 8RX



**CONWAYS  
COMMERCIAL**  
PROPERTY CONSULTANTS



## TO LET / FOR SALE

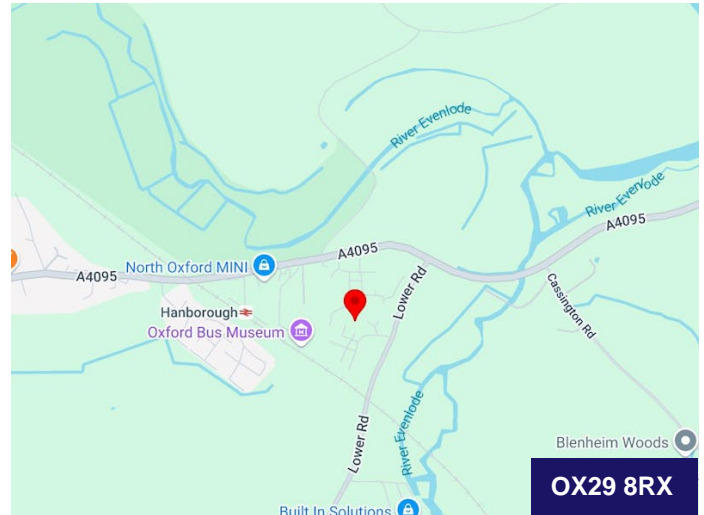
2,236 SQ FT  
(207.73 SQ M)

**£12 PER SQ FT**  
**£445,000**

Modern Refurbished  
Office Unit in Business  
Park Setting

- Open Plan Space
- Excellent Parking Allocation
- Ready for Immediate Occupation
- Gigaclear Fast Broadband Available
- Easy Access to Long Hanborough Rail Station

[conwayscommercial.co.uk](http://conwayscommercial.co.uk)  
01865 302 610



## Summary

Available Size	2,236 sq ft
Rent	£12 per sq ft
Price	£445,000
Rateable Value	£34,250
Service Charge	Upon Application
VAT	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Description

This self contained office is a modern , mid-terrace unit. The ground floor is arranged in a predominantly open plan format. At first floor a light open plan office is provided along with a reception area , 3 separate offices/meeting rooms and a server room. Kitchen and WCs are found in the lobby on the ground floor.

The suite benefits from a suspended ceiling throughout with recessed lightning , 3 core perimeter trunking and double glazed windows . There are 7 allocated parking spaces .

## Location

Blenheim Office Park is a popular business location in a tranquil countryside setting , approximately 13km ( 8miles) 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 London Paddington.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,236	207.73	Available
<b>Total</b>	<b>2,236</b>	<b>207.73</b>	

## Viewings

Strictly by arrangement with joint agents:

Conways Commercial 01865 302610

Vail Williams 01865 597222

## VAT

VAT will be charged at the appropriate rate if applicable

## Legal Costs

Each party to bear their own costs



### Martin Conway

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