

# TO LET / FOR SALE

Carter Jonas



**SYCAMORE COURT  
NORTH LEIGH BUSINESS PARK  
NORTH LEIGH  
WITNEY OX29 6SW**

**Office / workshop accommodation**

- Good quality office accommodation
- Ample on site parking
- Attractive business centre

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## LOCATION

The Property is situated at the front of North Leigh Business Park, an established business park, located just off the A4095 which runs between Witney and Bicester. Sycamore Court is approx. 3 miles to the north east of Witney and approx. 10 miles North West of Oxford.

Rail connections are close by at Long Hanborough Train Station (approx. 2 miles) and Charlbury (approx. 5 miles) both providing mainline rail services into London, Oxford and Worcester.

North Leigh Business Park is a small, attractive business centre providing a pleasant working environment with a variety of occupiers, including; VTUK, Attica Components, Alternative Communication Systems Ltd, Foxdon Ltd & Char-Broil EU GmbH.

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## DESCRIPTION

Sycamore Court is a modern detached office/production building of brick construction built in 2001 with powder coated aluminium framed windows under a pitched metal profile clad roof.

The property provides open plan light production/office space, separate WCs and a Kitchen at the ground floor with further office accommodation at first floor level, accessed via a central core.

Internally, the property benefits from perimeter trunking, fluorescent lighting and suspended ceilings throughout. There is air conditioning in addition to a gas central heating system.

12 parking spaces.

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## ACCOMMODATION

The property has the following approximate Net Internal floor areas:

|                                      | Sq M   | Sq Ft |
|--------------------------------------|--------|-------|
| Ground Floor Office/Workshop Space   | 95.65  | 1,030 |
| First Floor Office (Left Hand Side)  | 47.38  | 510   |
| First floor Office (Right Hand Side) | 53.71  | 578   |
| TOTAL                                | 196.74 | 2118  |

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## TO LET

The ground floor and part first floor (left hand side office suite) are available by way of a new full repairing & insuring lease on terms to be agreed.

The first floor right hand side office suite is to be retained by the Landlord.

Ground Floor Only: £14,400 per annum exclusive.  
Ground & First Floor (LHS): £21,550 per annum exclusive.

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## FOR SALE

The Property is also available to purchase, subject to terms and subject to a short-term leaseback of the first floor right hand side office suite.

Details available on request.

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## BUSINESS RATES

Currently assessed separately, the business rates equate to:

Ground Floor: £8,900  
First Floor Office (LHS): £5,200  
First Floor Office (RHS): £5,800

Interested parties should make their own enquiries with Cherwell District Council.

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## VAT

It is understood that VAT is applicable to the rent.

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## EPC

EPC rating D – further details available on application.





### Viewing by appointment, contact

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