

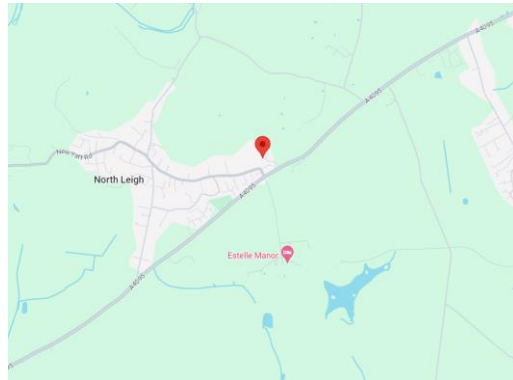


FREEHOLD FOR SALE

Units 3 & 4 Hobley Court, North Leigh Business Park, Witney OX29 6SN

LOCATION

North Leigh Business Park is located close to Witney, the major commercial and administrative centre in West Oxfordshire. The Park comprises a number of commercial buildings accessed via a link road from the A4095.



DESCRIPTION

The properties are adjacent and intercommunicate at ground floor level and form part of a terrace of recently constructed units. Both units have the benefit of a developer installed mezzanine floor and ground floor kitchen and w/c facilities.

The properties have most recently been used for storage and distribution purposes and would be suitable for continued use as such or alternative light industrial uses.

ACCOMMODATION

Unit 3 - 1,750 sq. ft. gross internal approximately

Unit 4 - 1,750 sq. ft. gross internal approximately.

The units are available individually or combined with a total floor area of 3,500 sq. ft. approximately.

IN BRIEF

- Rarely available warehouse production units for sale
- Each unit 1,750 sq ft
- Mezzanine floor installed
- Ground floor kitchen
- W/c facilities
- Parking available

PRICE

£323,750 per unit

TIMING

Vacant possession to be given upon completion of legal formalities.

VIEWING & CONTACT

Strictly by prior appointment with the sole letting agents:

Tim Norris-Jones
tim@njcommercial.co.uk

Suzanne Lovell
suzanne@njcommercial.co.uk

NJ Commercial Ltd
07802 371588
www.njcommercial.co.uk

Subject to contract

DISCLAIMER

The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

PRICE

Unit 3 - £323,750 for the benefit of the freehold interest with vacant possession on completion.

Unit 4 - £323,750 for the benefit of the freehold interest with vacant possession on completion.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

POSSESSION

Vacant possession to be given upon completion of legal formalities.

EPC

Further details available on request.

Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations prospective purchasers will be expected to provide proof of identity and residency in the United Kingdom.



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