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STANLEY COURT

RICHARD JONES ROAD, WITNEY, OXFORDSHIRE, OX29 0RF

FREEHOLD
FOR SALE
OR TO LET



34 SELF-CONTAINED B1, B2, B8* COMMERCIAL/INDUSTRIAL/WAREHOUSE UNITS
WITHIN AN ESTABLISHED COMMERCIAL AREA

Units from 1,026 sq ft upwards with allocated parking



LOCATION

Stanley Court comprises a new development of 34 units in a landscaped setting within an established commercial area in Witney, Oxfordshire. The area is popular with office, industrial and hi-tech companies - including some major brands. A new junction has been built at the southern end of Downs Road giving direct access from the A40.



DESCRIPTION

The new units provide a mix of light industrial, warehouse or offices built with steel portal frames, low-level brick fascias and high-quality micro-rib cladding systems. Each unit has a first floor capable of being used as offices (subject to necessary consents) and unit sizes run from 1,026 sq ft up to 2,237 sq ft although they will be capable of being combined to form larger units as necessary.

KEY FEATURES

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Sectional roller shutter loading doors
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces



SERVICES

Mains gas, 3 phase electricity, water and telecoms ducting will be available.

TENURE

Units are available freehold or by way of a full repairing and insuring lease. Details available on application.

FURTHER INFORMATION

Please contact the agents for further details.

ACCOMMODATION

Unit	Ground	Mezzanine	Total
1	1483	650	2133
2	736	644	1391
3	1565	672	2237
4	912	441	1353
5	912	441	1353
6	912	441	1353
7	839	403	1242
8	839	403	1242
9	839	403	1242
10	839	403	1242
11	915	456	1371
12	709	344	1053
14	709	344	1053
15	709	344	1053
16	709	344	1053
17	915	456	1371
18	915	456	1371
19	709	344	1053
20	709	344	1053
21	709	344	1053
22	709	344	1053
23	915	456	1371
24	1029	478	1507
25	915	421	1336
26	708	318	1026
27	708	318	1026
28	708	318	1026
29	708	318	1026
30	943	435	1378
31	708	318	1026
32	708	318	1026
33	708	318	1026
34	708	318	1026
35	708	318	1026

Measurements are square feet GIA.

* except for Units 1, 2, 3, 30 and 31 which have B1 or B8 use only.

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