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STANLEY COURT

RICHARD JONES ROAD, WITNEY, OXFORDSHIRE, OX29 0TB

FREEHOLD
FOR SALE
OR TO LET



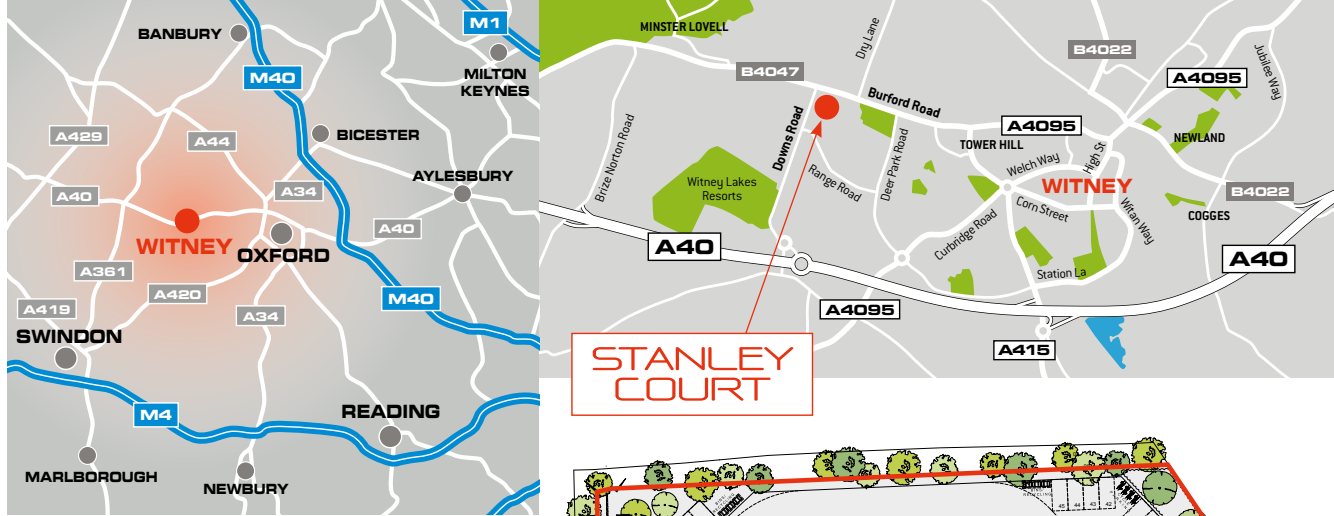
34 SELF-CONTAINED B1, B2, B8* COMMERCIAL/INDUSTRIAL/WAREHOUSE UNITS
WITHIN AN ESTABLISHED COMMERCIAL AREA

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.

IMPORTANT NOTICE:
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vsl
& PARTNERS
www.vslandp.com
01865 848488

Duncan May
e: DMay@vslandp.com
t: 01865 848488

Carter Jonas
01865 517000
carterjonas.co.uk/commercial

Robert Gibbons
e: Robert.Gibbons@carterjonas.co.uk
t: 01865 517000