

Dartford House, Two Rivers,  
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## **SINGLE FIRST FLOOR OFFICE TO LET ON TENACY AT WILL**

**DARTFORD HOUSE  
TWO RIVERS, STATION LANE  
WITNEY, OXON, OX28 4BL**

**APPROX. 227 SQ. FT. (21.08M<sup>2</sup>)**

**RENT £460 PER CALENDAR MONTH PLUS VAT**



### **LOCATION**

The property is situated on the popular Two Rivers development, which is on the south side of Station Lane, Witney, lying in-between Avenues 3 & 4. Witney is a thriving market town, situated approx. 12 miles west of Oxford on the main A40 trunk road, having a population of approx. 23,000. It has a total catchment population of in the order of 95,000 in the West Oxfordshire area.



**MARK G. BAKER M.R.I.C.S.  
Chartered Surveyor**

IMPORTANT: Every care has been taken in preparing these brief particulars, but they do not constitute any part of either an offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. The details should be verified on a visit to the property and these particulars do not replace the need for a full survey and other appropriate enquiries. Neither Wilsons Commercial nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

## **DESCRIPTION**

The property comprises a single office at first floor level, in a small terraced, two-storey, office building and which was built in 1990. It is constructed of reconstructed natural stone, with a tiled roof. The accommodation comprises:-

**Ground Floor**            Separate ground floor entrance door, shared with the first floor front office, leading to:-

**First Floor**            Rear Office, approx. 25' 3" x 9' 0" overall (7.69m x 2.74m). There is a partition dividing the area into two separate offices. Strip lights and carpeting. Night storage heater, with additional convector facility.

At ground floor level there are two toilet compartments, each with WC and wash hand basin, which are shared with the remainder of the building. No dedicated parking space can be offered with the office, but there is roadside parking close by.

## **TERMS**

The premises are offered on a Tenancy at Will at a rent inclusive of all outgoings, except telephone and VAT. The rent therefore includes rates, water rates, heating, lighting, repairs, buildings insurance, external window cleaning, cleaning of common parts and toiletry provisions.

## **RENT**

£460 per calendar month plus VAT at the prevailing rate. An additional one months rent will be required as a security deposit.

**ESTATE AGENTS ACT 1979** Under the terms of the above Act, Mark Baker MRICS, declares himself as owner and landlord of the subject property.

Any measurements or areas referred to are given as a guide only and are not precise. No liability can be accepted for any errors arising there from.

We have not tested any services or equipment and these particulars shall not be deemed to be a statement that they are in good working order or that the property is in good structural condition.