

UNIQUE OFFICES IN THE CENTRE OF WITNEY

THE OLD SCHOOL HALL, 11 WESLEY WALK,
WITNEY, OX28 6ZJ

FOR RENT £90,000 PER ANNUM PLUS VAT



Location

Sensational, beautiful, unique Offices right in the centre of Witney, a thriving West Oxfordshire market town. Next to shops, bars and restaurants, with 5 parking spaces included and free all day parking close by, these stunning offices are also easy to access by public transport only metres away.

Description

Formerly one of Witney's schools, this beautifully restored Wesleyan Hall was thoroughly and tastefully modernised by the current owners in 2018.

This 19th century building provides a balanced mixture of open plan space, individual glass screened offices and breakout spaces. With a combination of infrared and conventional heating and beautiful lighting throughout, it's original herringbone wooden flooring, and 4 metre high ceilings, the building's interior is a stunning workplace.

Recently in use by a Software Company, there is a 100MB Leased Line in place with bespoke connections to over 120 cat 6 points around the building. There is a kitchen on each floor with Smeg fridges and quality fixtures, plus illuminated mirrors, and ornate washbasins in the 3 toilet facilities.

Accommodation

Ground Floor Area: 223 m2 (2,400 sq ft), including breakout area
First Floor: 243 m2 (2,619 sq ft)
Total Floor Area: 466 m2 (5,019 sq ft)
Gated Car Park: 5 spaces
Rear External Storage Area: 20 m2 (210 sq ft)

Planning

Class B1(a) Office and Class D1 Training Centre.

Rateable Value

£49,000. Actual Rates payable 2024 around £24,500 (to be confirmed)

Tenure and Price

Rental offers around £90,000 per annum, plus VAT

EPC

The premises are Listed and are therefore exempt from the requirement of an EPC

Legal Costs

Each party to be responsible for their own legal costs

Viewing

By appointment through Nic Davies
info@sfdconstruction.co.uk
07730683424





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