



**TO LET**

**Unit 5A, Jericho Farm Buildings, Burleigh Rd, Cassington, Witney, OX29 4EA**



**Unit 5A, Jericho Farm Buildings, measuring 1,070 sq ft (99 sq m) GIA and based close to local facilities, provides excellent opportunity as a storage facility.**

**Location**

The premises are situated in a rural location between the villages of Yarnton and Cassington. The unit is situated close to the A40 between Witney and Oxford which provide extensive local services. The site has excellent access to:

- Central Oxford (7 miles)
- Witney (8 miles)
- Eynsham (3 miles)
- A34 (3 miles)
- M40 J 9 (10 miles)

**Accommodation**

- Steel portal frame, former agricultural building
- Large ground floor workshop / storage space
- Translucent roof panels providing natural light
- Concrete floor and panels
- Single roller shutter door and separate pedestrian access
- Electric supply and power sockets
- External floodlighting
- External parking for two vehicles
- No motor trade businesses permitted
- Flexible access hours

**Terms**

The premises are available on flexible terms for immediate occupation.

**Rent**

£600.00 per calendar month. A deposit will be required.

**Outgoings**

A contribution to the cost of electricity will be required.

**Costs of Lease**

Each party to bear their own costs.

**VAT**

Any reference to price is deemed to be exclusive of VAT unless expressly stated. Any offer received by Adkin will be deemed to be exclusive of VAT. VAT is not currently charged.

**EPC**

EPC rating: Exempt

**Viewings**

Strictly by appointment with Adkin. Please contact Jeremy Loxton on 01235 862888.



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