

TO LET / FOR SALE - INDUSTRIAL

# UNIT 15 NIMROD

Unit 15, De Havilland Way, Witney, OX29 0YG



## Key Highlights

- 2,355 to 5,103 sq ft
- Fitted space; Offices, W/Cs, Kitchen and lighting.
- Mezzanine space for additional storage.
- B1, B2 and B8 planning consent.
- Rare freehold industrial opportunity.
- Electronically operated loading door.
- Five dedicated car parking spaces.

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## Location

The unit forms part of three terraces of small modern industrial units known as Nimrod Business Park.

The estate is off De Haviland Way and forms part of the wider Windrush Industrial Estate on the west side of Witney.

Nearby occupiers include; Oxford Products, Chris Hayter and Hydac Technology.

The new A40 junction access is approximately 1km to the South, which in turn provides access to Oxford in the East (15km).

## Description

A fitted, modern industrial unit on an established commercial estate.

Subject property comprises a mid-terraced industrial unit of steel frame construction with profile clad elevations. It has its own electronically operated loading door and glazed entrance/reception area.

Internally the accommodation provides usable industrial space with a additional mezzanine area.

## Accommodation

The accommodation comprises of the following Gross Internal Areas:

| Name         | Sq ft        | Sq m          |
|--------------|--------------|---------------|
| Ground       | 2,748        | 255.30        |
| Mezzanine    | 2,355        | 218.79        |
| <b>Total</b> | <b>5,103</b> | <b>474.08</b> |

## Specification

Specification includes:

- Loading door dimensions (4.4m height x 3.57m width).
- Glazed covered entrance/reception area.
- Clear internal height of 6.2m.
- Kitchenette facilities.
- Ground floor W/C facilities.
- Cat 5 data cabling.
- Fitted offices with LED lighting.

## Terms

For Sale - Virtual Freehold and may consider letting subject to terms being negotiated. Quoting terms on application.

## Viewings

Strictly through the sole selling agents Savills Oxford.

## Contact

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