



BLenheim ESTATE

COMMERCIAL

## UNIT 2C CARPENTERS WORKSHOP

SAWMILLS  
COMBE  
OXFORDSHIRE  
OX29 8ET

Carter Jonas

# About the building

**Unit 2C Carpenters workshop is a quality self-contained office situated within an attractive landscaped environment.**

Blenheim Palace Sawmills, located between Long Hanborough and Combe, sits 8 miles north-west of Oxford. The Sawmills provides a convenient access route to the national trunk road network via the A40, A44, as well as a variety of nearby Oxfordshire market towns.

Blenheim Palace Sawmills is situated approximately 2 miles from Long Hanborough train station, which provides a frequent commuter service to London Paddington.

The Sawmills itself, is set within an area of outstanding natural beauty offering views of the river Evenlode. The Sawmills accommodate the historic Grade II listed Combe Mill, which is one of the few surviving daul-power timber mills in Britain.



# Amenities & Services

The estate comprises a range of office and business units. These are situated within a communal walkway/lawn, with a communal car park to the side of the units.

Completed to a high standard, the available units benefit from the following features.

- LG3 fluorescent lighting
- Central heating
- Kitchenette
- Perimeter trunking
- Parking located immediately nearby
- Communal CCTV coverage





# Unit available

The unit provides an approximate net internal floor area of 1,459sq.ft / 135.56sq.m.

	Sq Ft	Sq M
<b>Office</b>	1,459	135.56

**Terms**

The office suite is available on a new effective full repairing and insuring lease on terms to be agreed. Rent on application.

**VAT**

All terms are quoted exclusive of VAT where chargeable.

**Legal Costs**

Each party is to be responsible for their own legal costs.

**Business Rates**

Rateable Value – £24,750

We recommend interested parties contact West Oxfordshire District Council in this regard to confirm the business rates liability for the property.

**EPC**

The property holds an EPC rating of B-28.

**Anti-money laundering**

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

24/02/2023

# Book a viewing

**Bookings are by appointment only via:**

Adrain Chan  
adrain.chan@carterjonas.co.uk  
07920 830554

## Carter Jonas

Mayfield House, 256 Banbury Road,  
Summertown, Oxford OX2 7DE

### Important information

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and areas they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.



**BLENHHEIM ESTATE**

**COMMERCIAL**