

# TO LET Brand new, first floor office. Kingfisher House, Limborough Rd, Wantage, in southern Oxfordshire.



## General description

First floor, Use Class E Commercial, Business and Service unit within a newly built, mixed-use building comprising a retail outlet on the ground floor plus 2 business suites and 14 apartments on the upper floors. Undercroft car parking and access by both staircase and lift.

## Location

The historic market town of Wantage, along with nearby Grove, is a designated 'Service Town' in local planning policy terms resulting in significant housing and population growth.

The town is located at the intersection of the A338 and A417, approximately 15 miles southwest of Oxford and 6 miles west of the A34 'Milton Interchange' near Didcot, in affluent southern Oxfordshire.

The office building is located on the western side of Kings Park shopping centre, in the heart of the town centre and has dual aspect elevated views.

## Accommodation (all dimensions approximate)

No.2 Kingfisher House - the office space is 10.60m/34'10" x 5.91m/19'4" =(62.76sq.m/675sq.ft), there is also an enclosed tea station and a dedicated WC off the initially shared hallway with office no.1.

## Other features

Parking – 2 allocated spaces.

## Price guides and terms

£12,000pa inclusive of buildings insurance and maintenance of the common parts, under an effectively full repairing and insuring lease of negotiable term.

A commercial tenancy application is required along with satisfactory references at a processing fee of £120.00 incl. vat.

## Business Rates

Rateable Value (April 2017) £TBA. The Small Business Rate Multiplier for 2022/23 is x 0.499 (= £TBA when assessed). Depending on the assessment rateable values of £12,000 or less potentially mean £Nil payable and values between £12,000 and £15,000 are potentially eligible for a sliding discount. Please contact VWHDC directly for further information in these respects post assessment.

## VAT

We understand VAT is payable in addition.

## Services

Mains water, electricity and drainage are connected. Telephone/broadband by subscription.

## EPC rating

E/124

## Local planning and rating authority

Vale of White Horse District Council

135 Eastern Avenue, Milton Park, Milton, Abingdon OX14 4SB

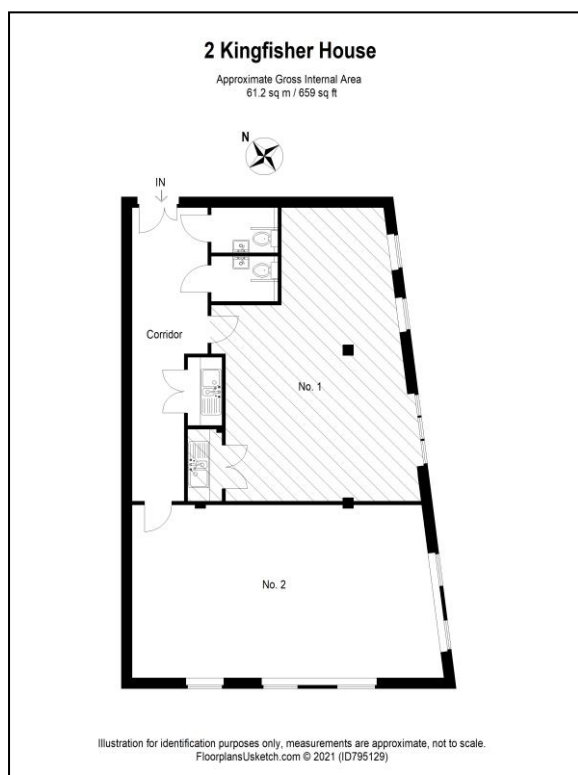
Tel: 01235 422422

## Viewing

Strictly by prior appointment please with the sole agent, Green & Co Commercial and Development Agency, during usual business hours Monday to Friday on 01235 763561 ref. RH or via robin.heath@greenand.co.uk Post code: OX12 9YN

## Agent's notes

1. The shopping centre has its own on-site security staff.
2. Regards use - the unit may not be used for retailing or indoor sport/recreation or as any kind of fitness studio.



33 Market Place, Wantage, Oxon OX12 8AL

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**GREEN & CO**

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