

TO LET Re-furbished offices and workshop with dedicated parking - Unit 1, Brick Kiln Works, New Road, Childrey, nr. Wantage, Oxfordshire.



General description

Recently re-furbished, single storey, offices and large workshop premises with dedicated parking to the front, within a rurally located and fully enclosed commercial estate.

Location

Brick Kiln Works lies immediately east of New Road (the B4001) between Childrey village and the A417 (Faringdon/Wantage road) at Challow Station, approximately 4 miles drive northwest of Wantage in southern Oxfordshire, via the B4507. Postcode OX12 9PG.

Unit 1 is the first building on the right after entering the estate.

Accommodation (all dimensions approximate)

See also the floorplan overleaf. Total net usable space 191.90sq.m/2,066sq.ft

Entrance lobby- 3.12m x 3.03m (9.45sq.m/102sq.ft) with separate WCs off and doors leading to Office 2 and,

Office 1 – 4.16m x 3.19m (13.27sq.m/143sq.ft) with a door off to the,

Kitchen – 2.93m x 2.54m (7.44sq.m/80sq.ft) with a door off to,

Office 2 – (irregular shape) approx. 30.77sq.m/331sq.ft overall with a storage cupboard and door off to the,

Workshop – 15.11m x 9.16m (138.41sq.m/1,490sq.ft) which is vehicle accessible at the side, with a door off and steps up to a restricted height storage area, and a further door off to a utility area and shower room.

Rent guide and terms

£18,000pa exclusive of VAT and any other tenant's outgoings, under a full repairing and insuring lease of negotiable term. There will also be a periodic service charge, including a buildings insurance contribution, with regard to upkeep of the common parts of the estate.

References

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

Business Rates

Rateable Value (April 2023) £17,500. For RV's below £51,000 the Small Business Multiplier for 2023/24 is $\times 0.499 = £8,732.50$ payable.

VAT

We understand that VAT is payable in addition.

Utility services

Mains water, electricity and drainage are connected. Telephone/broadband by the tenant's own subscription.

EPC rating

D/g1. Full details on request.

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. Tel. 01235 763561 ref. RH or email robin.heath@greenand.co.uk

Unit 1

Approximate Gross Internal Area = 221.4 sq m / 2383 sq ft

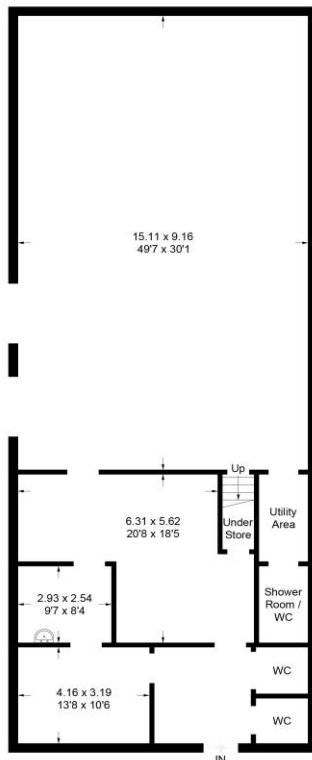


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID887622)



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Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 1998

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