

# TO LET Refurbished warehouse with office, yard & parking space – Unit 3, White Horse Business Park, Ware Rd, Stanford in the Vale, Oxfordshire.



## General description

A newly refurbished, detached warehouse/industrial unit comprising an open plan main floor with racking height\*, upper floor offices, two WCs, parking and yard space. \*Potential for mezzanine space to be added.

## Location

SN7 8NY. Stanford in the Vale in southwest Oxfordshire sits astride the A417 Faringdon to Wantage road, approximately 2.75 miles southeast of the A420 for Oxford and Swindon (M4). White Horse Business Park lies on the west side of the village, accessed via Ware Road directly from the A417.

## Accommodation (all dimensions approximate)

### Ground floor

Entrance hall with doors off to the main warehouse space and stairs to the first floor.

Principal space – Large open plan space 12.02m x 12m (= 144.24sq.m/1,552sq.ft), plus an area of reduced head height of 49.4sq.m/531sq.ft. Total gross internal area (including W/C area) of approx. = 193.64sq.m/2,084sq.ft. Kitchenette and WC off.

### First Floor

Landing with further WC, corridor with further tea station and doors leading off to;

Office 1 – 4.50m x 2.68m (= gross internal area of 12.06sq.m/129sq.ft);

Office 2 – 4.22m x 2.68m (= gross internal area of 11.30sq.m/121sq.ft); and

Office 3 (L-shaped) – 3.66m x 3.13m opening out to 5.87m x 3.13m (= a gross internal area of approx. 20.02sq.m/215sq.ft).

Outside – The hard surfaced forecourt has an overall gross area of approx. 319sq.m/3,433sq.ft.

## Permitted use

As per Use Class B2 General industry & B8 Storage and distribution of the Use Classes Order 1987 and as amended since. But, prospective tenants must please satisfy themselves that their proposed use will be compliant with planning law.

## Price guide and terms

£2,333.33pcm/£28,000.00pa exclusive of any other tenant's outgoings, under a full repairing and insuring lease of negotiable length. A commercial tenancy application is required along with satisfactory references at a processing fee of £120.00 incl. VAT.

## VAT status

We understand that VAT is payable in addition.

## Business Rates

Rateable Value - £20,750 (April 2023 – source: VOA). The Small Business Multiplier for 2025/26 is x 0.499 = £10,354.25 payable.

## Service charge

An annual contribution to the upkeep of the estate's roads in common with all of the business park occupiers.

## Utility services

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

## EPC rating

E/103. Full details available on request.

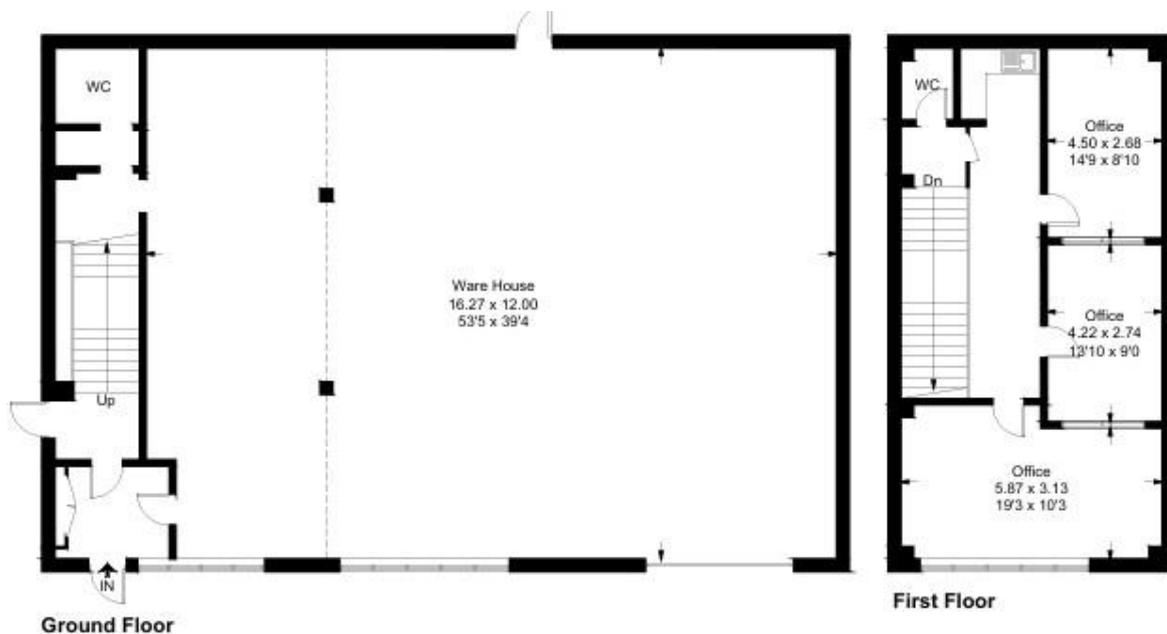
## Local planning and rating authority

Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon, Oxon OX14 3SE

Tel: 01235 422422

## Viewing

By prior appointment with the sole agent, Green & Co Commercial and Development Agency, Monday to Friday only between 9am and 6pm. Tel. 01235 763561 ref. OM or email [oliver.martin@greenand.co.uk](mailto:oliver.martin@greenand.co.uk)



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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