

FOR SALE Detached warehouse with office space & deep forecourt at 17 White Horse Business Park, Ware Rd, Stanford in the Vale, Oxfordshire



General description

A large, c. 2004 built, detached warehouse/production unit with a deep front forecourt, ground and upper floor offices and potential for mezzanine floor space to be added.

Location

SN7 8NY. Stanford in the Vale is situated in southwest Oxfordshire, astride the A417 Faringdon to Wantage road approximately 2.75 miles southeast of the A420 for Oxford and Swindon (M4) near Faringdon.

White Horse Business Park lies on the west side of the village, accessed via Ware Road directly from the A417. Unit 17 is located at the northern end of the estate.

Accommodation (all dimensions approximate)

Entrance hall with disabled WC, stairs off to first floor and doors off to the office, inner hall and second WC facility then to the...

Principal space (L-shaped) – at the vehicle entrance 5.58m wide x 5.21m deep (= 29.07sq.m/313sq.ft), opening out to 16.82m wide x 15.69m deep maximum including the kitchen (= 263.90sq.m/2,841sq.ft).

Total gross internal area including the kitchen = 292.97sq.m/3,154sq.ft.

Ground floor office (L-shaped) – 3.80m x 2.43m opening out to 4.97m x 3.08m (= gross internal area of 24.54sq.m/264sq.ft).

First floor landing with WC and door off to the...

Second office (Irregular shape) – 4.05m x 2.03m opening out to 6.25 x 5.21 (= gross internal area of 40.78sq.m/490sq.ft).

Outside – The concrete surfaced forecourt is 26.1m deep overall x 19.70m wide = a gross area in excess of 500sq.m/5,382sq.ft.

Price guide and terms

Unconditional offers in the region of £395,000 are invited for the freehold.

VAT status

We understand that VAT is payable in addition.

Business Rates

Rateable Value (April 2023) £37,500. Small Business Rate Multiplier for 2024/25 is x 0.499 (=

£18,712.50 payable)

Service charge

By way of an annual contribution to the upkeep of the estate's roads in common with all occupiers.

Utility services

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

EPC rating

A very good 55/C. 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

Planning reference

P01/V0524/FUL, decision dated 28/06/2001.

Viewing

Strictly 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. RH or email robin.heath@greenand.co.uk directly.



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