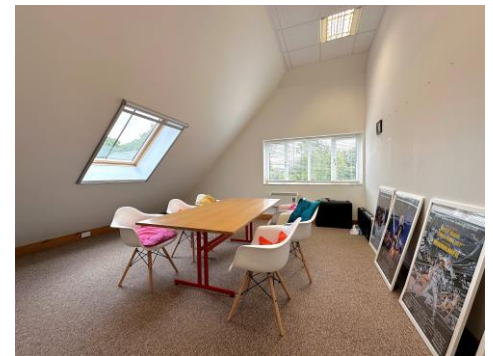


TO LET Modern first floor business suite.
Unit 16 White Barn, Manor Farm, Manor
Road, Wantage in southern Oxfordshire.



General description

Purpose built c.2008, a self-contained, first floor business suite with panoramic farmland views and featuring air conditioning, double glazing and allocated parking spaces.

Location

On the edge of the North Wessex Downs AONB, immediately west of the A338/Manor Road (Jn.14 M4 10 miles) just beyond the southern edge of the historic market town of Wantage, with its full range of shops and services. Postcode OX12 8NE.

Permitted use

As per Use Class E Commercial, Business and Service of the amended Use Classes Order as of 2021 but with the exception of use for E(b) café/restaurant, E(d) indoor sport & recreation and E(g)(iii) any industrial processes.

Accommodation (all dimensions approximate)

A communal entrance lobby with a private staircase off leads up to: The landing which has two separate WCs off, access to the loft storage area and then into the open plan floor space – 4.60m x 8.80m = 40.48sq.m/435sq.ft with two separate office spaces off – 3.85m x 5.46m = 21.02sq.m/226sq.ft & 5.27m x 5.46m = 28.77sq.m/310sq.ft. plus a kitchenette off complete with fridge. There are 6 allocated parking spaces adjacent plus a shared overspill area as available.

Availability

From late September 2024.

Price guide and terms

£1,000.00pcm/£12,000.00pa exclusive of any other tenant's outgoings and VAT, rental/leasehold only under an effectively fully repairing and insuring lease of not less than 12 months term initially.

A commercial tenancy application is required along with satisfactory references at a cost to the prospective tenant of £120.00 including VAT.

Business Rates

Rateable Value (April 2023) £13,000. Small Business Rate Multiplier 2024/25 is x 0.499 = £6,487 payable less any additional sliding scale or other Small Business Rate Relief available. Please refer to VWHDC for confirmation.

VAT

Is payable in addition.

Services & Service Charge

Mains electricity is connected, water in and drainage out are via the Estate's own private systems. Multiple telephone/broadband connections have previously been installed but prospective tenants must satisfy themselves as to the adequacy and arrange their own connections. The Landlords' service charge covers all external maintenance including window cleaning, grounds maintenance, car park lighting, emergency lighting & fire alarms servicing, air conditioning servicing and commercial waste disposal.

EPC rating

C/67. Full details are available on request.

Local planning and rating authority

Vale of White Horse District Council

Abbey House, Abbey Close, Abingdon OX14 4SE Tel: 01235 422422

Viewing

By prior appointment with the sole letting agent, Green & Co Commercial and Development Agency, Monday to Friday only between 9am and 6pm. Tel. 01235 763561 ref. OM/RH or email cda@greenand.co.uk

Directions

Wantage is situated in southern Oxfordshire at the junction of the A338 (A420 to M4) and the A417 (A420 to A34), approximately 6 miles west of the A34 Milton interchange near Didcot and approx. 15 miles southwest of Oxford



33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. cda@greenand.co.uk

www.greenand.co.uk

GREEN & CO

Buyers must check the availability, any particular aspect of the property that could be of importance to them and book an appointment to view before embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER RIGHTS ACT 2015

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

Please note that all personal information provided by customers wishing to receive information and/or services from Green & Co will be processed by us for the purpose of providing services associated with the business of an estate agent and for the additional purpose set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.