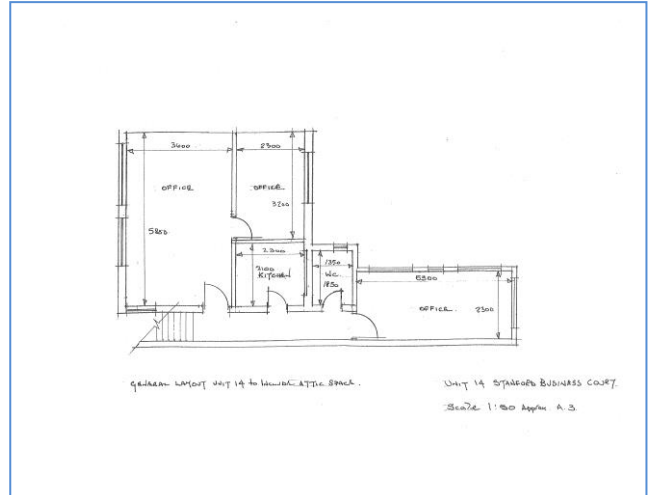


TO LET First floor office suites at
Stanford Business Court, High Street,
Stanford in the Vale, nr. Faringdon in
southwest Oxfordshire.



View from High St



Office 14 floorplan

General description

Office 11 within Stanford Business Court comprises a 4 room, first floor office space with shared facilities which can be let separately or combined with Office 14 which comprises a self-contained, 3 room plus kitchen & WC first floor office suite. Both are located off High Street in the centre of Stanford in the Vale, adjacent to the Co-op convenience store and post office.

Stanford in the Vale is situated approximately 2.75 miles southeast of the A420 (for Oxford & Swindon/M4) near Faringdon in southwest Oxfordshire, sitting astride the A417 Faringdon to Wantage road. The entrance to Stanford Business Court and car park is via the archway opposite the village school. Post code SN7 8LH.

Accommodation (All dimensions/areas approximate)

Office 11 (Floorplan overleaf)

- Reception – 2.2m x 3.2m (7.04sq.m/75sq.ft)
- Room 1 – 4.0m x 4.2m (16.8sq.m/181sq.ft),
- Room 2 – 2.6m x 4.2m (10.92sq.m/117sq.ft)
- Room 3 – 3.2m x 4.4m (14.08sq.m/151sq.ft)
- 1 x on-site parking space.

Office 14 (Floorplan above)

- Private hallway leading to:
- Room 1 – 5.80m x 3.60m (20.88sq.m/225sq.ft) and
- Room 2 (off room 1) – 3.30m x 2.30m (7.36sq.m/79sq.ft),
- Room 3 (off hallway) – 5.30m x 2.30m (12.19sq.m/131sq.ft)
- Own kitchen and WC
- 1 x on-site parking space.

Rent guides

Office 11 - £8,000pa exclusive. Office 14 - £10,000pa exclusive.

Additional charges

Rents are inclusive of utility services but not heating and Wi-fi. Upkeep of the common parts of Stanford Business Court and the buildings insurance premium are shared between all occupiers. Tenants must organise their own land line telephone service if required.

Availability & Summary of Terms

Availability - September 2024.

All lets are subject to proof of identity, domestic address and a satisfactory personal credit reference at a cost of £120.00 incl. vat.

Letting agreements are usually in the form of a self-approvable, Landlord & Tenant Act 1954 lease of not less than 12 months' duration, contracted out of ss.24 to 28 of Part 2 of The Act. The overall length of stay is negotiable up to 5 years and if more than 12 months will feature a 1 month rolling break notice provision. Rents are payable monthly in advance from the start of the agreement and are not subject to VAT. A Rent Deposit is payable = to 1 month's rent in advance, held by the landlord and refunded on vacating the premises subject to no arrears or damage to the offices or common parts due to the tenant's use.

Shared facilities

Office 11 shares a common entrance/reception area, a ground floor kitchen and separate male & female WCs.

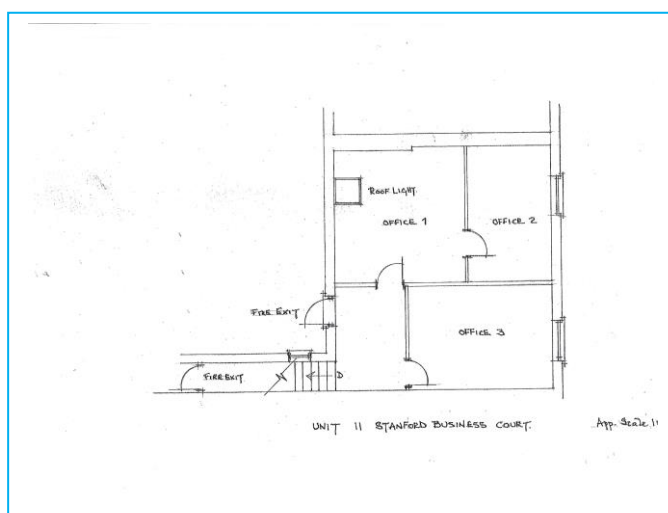
Energy Rating

A very good 67/C. Full details available on request.

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 or email: oliver.martin@greenand.co.uk

Office 11 floorplan



33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. cda@greenand.co.uk

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

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