

TO LET General purpose commercial premises - Unit 3, Stanford Business Court, off High St, Stanford in the Vale, near Faringdon in southwest Oxfordshire.



General description

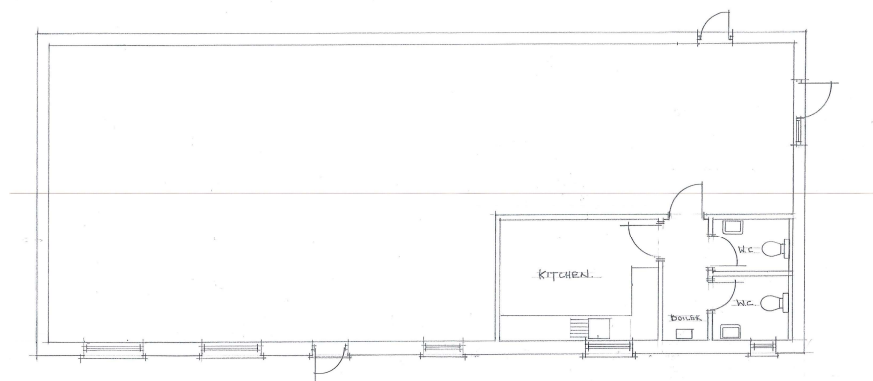
Self-contained, general purpose, light industrial/workshop/office premises set within a small, well presented "business court" immediately off High Street in the centre of this growing village and newly renovated by the landlord.

Location

Stanford in the Vale is located approximately 3 miles southeast of Faringdon (A420 Oxford/Swindon road) in southwest Oxfordshire, straddling the A417 leading to Wantage and beyond. High Street runs through the eastern side of the village. Turn off the A417 opposite Vale Garage and when you arrive at the Co-op on your right, the entrance to Stanford Business Court is just past on the same side opposite the school.

Accommodation (all dimensions approximate)

Primarily open plan with a pitched ceiling – 17.89m x 7.01m overall (= Gross Internal Area of 125.41sq.m./1,350sq.ft.). There is also a covered recess to the left rear for parking or storage. Some customisation may be accommodated subject to requirements, timescale and the overall rental terms agreed.



UNIT 3, STANFORD BUSINESS COURT.

APPROX SCALE 1:50

Rent guide and terms

Rental/leasehold only at £1,335.00 per month exclusive of any other tenant's outgoings, under an effectively full repairing and insuring lease of negotiable term. A commercial tenancy application is required along with satisfactory references at a processing fee of £120.00 incl. vat or the provision of 3 years' profit and loss accounts.

Business Rates

Rateable Value (April 2023) £6,300. Small Business Rate Multiplier for 2024/25 is $\times 0.499 = \text{£}3,143.70$ payable but, as the rateable value is below £12,000 there should be £Nil rates payable by those eligible for Small Business Rate Relief. Please contact VWHDC directly for confirmation.

VAT

We understand that VAT is not payable in addition to the rent.

Utility services

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

EPC rating

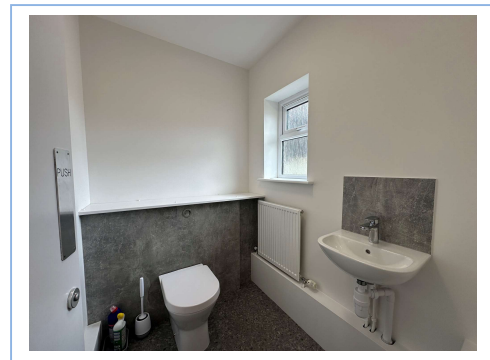
Avery good B/37. Full details available on request.

Local planning and rating authority

Vale of White Horse District Council
Abbey House, Abbey Close, Abingdon OX14 3SE
Tel: 01235 422422

Viewing

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



33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. cda@greenand.co.uk

www.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.

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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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