

**TO LET Warehouse/production space**  
**Unit 2, Angeldown Farm, nr. Wantage,**  
**in southern Oxfordshire.****Description**

General purpose detached warehouse premises with 6 parking spaces.

**Location**

OX12 8NQ. Angeldown Farm is situated directly off the A338 (Manor Road at that point) approximately 2.25 miles south of Wantage and 8.25 miles north of Junction 14 of the M4 near Hungerford

**Accommodation** (all dimensions approximate)

Basically an open plan space – 18.02m/59'1" x 11.87m/38'11" = 213.89sq.m/2,302q.ft overall. There is an office/meeting room – 4.73m/15'6" x 2.43m/7'11" widening to 2.88m/9'6", mess room 2.52/8'3" x 2.28m/7'6", storeroom 2.75m/9'1" x 1.30m/4'3" and 1 unisex toilet. There are fire and security alarms in situ and an oil-fired, warm air heating system. Maximum height to the ceiling pitch is 4.7m, to the eaves 3.4m, the roller shutter door is 4.2m high x 3.5m wide. The walls and ceiling pitches are sheet timber lined, the floor is solid concrete, the overhead lighting is by fluorescent tubes and roof lights. Please note – a 3-phase electricity supply is not installed.

**Price guide and terms**

Rental/leasehold only at £19,800.00pa/£1,200.00pcm exclusive of any other tenant's outgoings, under a self-approvable Licence to Occupy for a minimum term of 1 year up to 5 years. A contribution towards the upkeep of the common parts of the commercial area of Angeldown Farm is deemed to be included in the rent.

A commercial tenancy application is required along with satisfactory references at a processing fee of £120.00 incl. vat.

### **Buildings insurance**

Arranged by the landlord under a block policy and currently re-charged to the occupier at TBC.

### **Business Rates**

Rateable Value (April 2023) £18,500. The Small Business Multiplier for 2024/25 is x 0.499 = £9,231.50 payable. But, as the RV is below £12,000 Small Business Rate Relief should be available reducing the amount payable to £Nil. Please contact VWHDC directly for details.

### **VAT**

We are informed the premises are not opted in for VAT purposes, so VAT is not payable in addition.

### **Energy rating**

D/80. Full details on request

### **Availability**

Immediately on completion of formalities.

### **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 letting agent Green & Co Commercial and Development Agency, during usual business hours Monday to Friday. Tel. 01235 763561 ref. OM or email [oliver.martin@greenand.co.uk](mailto:oliver.martin@greenand.co.uk)