

TO LET Modern commercial premises at **11, Harrier Park, off Hawksworth,** **Didcot, in southern Oxfordshire**



General description

Late 1980's built, terraced, two-storey commercial premises featuring 2 parking spaces immediately to the front plus a further space adjacent and a recessed loading bay.

Location

Harrier Park in a no-through close of 13 similar units off "Hawksworth", which runs directly off the A4130 orbital road around the northern edge of rapidly growing Didcot in south Oxfordshire connecting up with "Collett". Post code OX11 7PL.

Accommodation (all dimensions approximate)

To the front – Recessed loading bay 11'6" x 11'6"/3.5m x 3.5m with roller shutter door into the building. Parking for 2 vehicles plus in front of the bay. Glazed single width door to the...

Ground floor – 13.27m x 8.30m (43'6" x 27'3") overall with a WC off and emergency door to the rear, a metal tread staircase with storage space under leads to the ...

First floor - 13.27m x 8.25m overall. **Gross internal area 191.6sq.m/2,062sq.ft.**

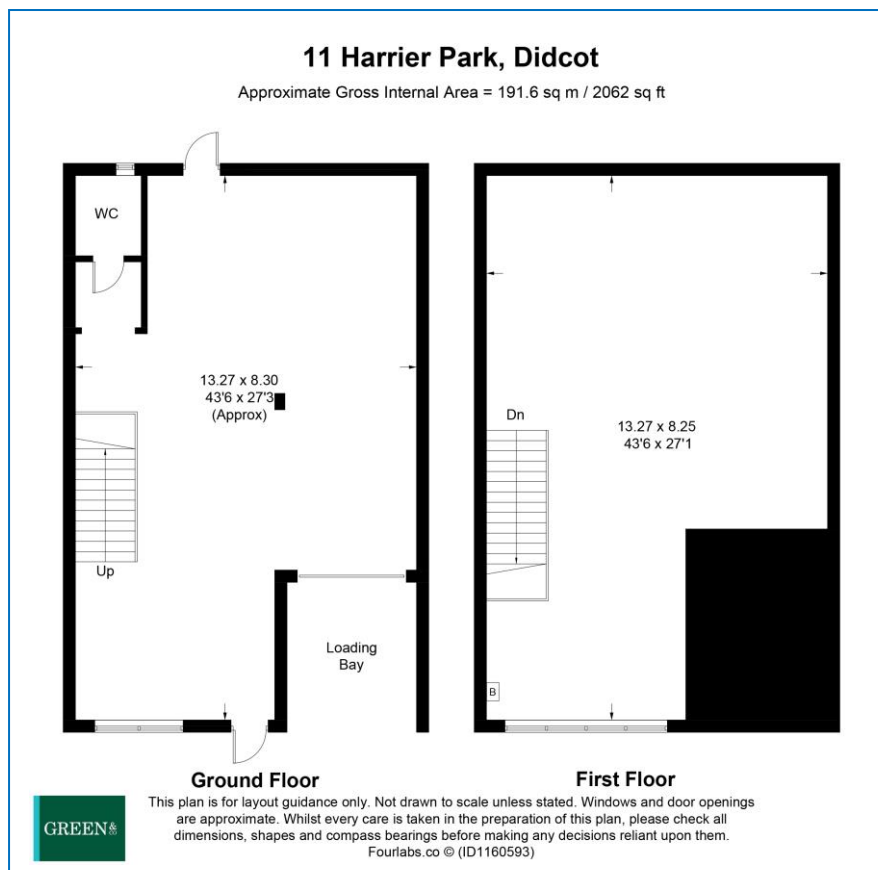
Other features - Air conditioning (condition unknown) on the first floor plus gas fired radiator central, 3 phase electricity supply and an alarm system (condition unknown).

Permitted use

Original SODC planning consent (P88/Wo68o) permitted use under Use Class B1 Business of the Use Classes Order 1987 as: (b) Research and development of products and processes; and (c) For any industrial process which can be carried out in a residential area without causing detriment to the amenity of the area (now use Class E: (g) (ii) & (iii)). There is also a restrictive covenant disallowing "dirty uses" such as vehicle repairs and paint spraying. Prospective tenants must therefore please satisfy themselves that their proposed use will be compliant with planning policy.

Price guide and terms

Headline rent - £16,000.00pa exclusive, under a full repairing and insuring lease of negotiable term, for which a tenancy application and references are required at a cost of £120 incl. VAT.



VAT

We understand the premises are opted in for VAT purposes so VAT is payable in addition.

Business Rates

Rateable Value (April 2023) - £16,000. The Small Business Multiplier for 2024/25 is $\times 0.499 = \text{£}7,984$ payable. Please contact SODC (see below) directly with any queries.

Services

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

EPC

ER = C/61 Full details are available on request.

Local planning and rating authority

South Oxfordshire District Council
Abbey House, Abbey Close, Abingdon, OX14 3JE
Tel: 01235 422422

Viewing

By prior appointment with the sole agent, Green & Co Commercial and Development Agency, during usual business hours Monday to Friday only. Tel. 01235 763561 ref. OM or email: oliver.martin@greenand.co.uk

33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

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DATA PROTECTION ACT 1998

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