

# **TO LET** Large, detached warehouse with office space & deep forecourt at 17 White Horse Business Park, Ware Rd, Stanford in the Vale, Oxfordshire



## **General description**

A spacious, c. 2004 built, detached warehouse/production building with a deep front forecourt, ground and upper floor offices and potential for mezzanine floor space to be added.

## **Location**

SN7 8NY. Stanford in the Vale is situated in southwest Oxfordshire, astride the A417 Faringdon to Wantage road approximately 2.75 miles southeast of the A420 for Oxford and Swindon (M4) near Faringdon.

White Horse Business Park lies on the west side of the village and is accessed via Ware Road, directly from the A417 whereafter Unit 17 will be found at the northern end of the estate (to the right of Vale Powder Coating)

## **Accommodation** (all dimensions approximate)

Entrance hall with disabled WC, stairs off to first floor and doors off to office 1, the inner hall and second WC facility and then to the...

Principal space (L-shaped) – At the vehicle entrance 5.58m wide x 5.21m deep (= 29.07sq.m/313sq.ft), opening out to 16.82m wide x 15.69m deep maximum including the kitchen (= 263.90sq.m/2,841sq.ft overall. Total gross internal area (including the kitchen) = 292.97sq.m/3,154sq.ft.

Office 1 (L-shaped) – 3.80m x 2.43m opening out to 4.97m x 3.08m (= gross internal area of 24.54sq.m/264sq.ft).

First floor landing with further WC and door off to ...

Office 2 (Irregular shape) – 4.05m x 2.03m opening out to 6.25 x 5.21 (= gross internal area of approx. 40.78sq.m/490sq.ft).

Outside – The concrete surfaced forecourt is 26.1m deep overall x 19.70m wide = a gross area in excess of 500sq.m/5,382sq.ft.

## **Price guide and terms**

£3,116.67pcm/£38,000.00pa exclusive of any other tenant's outgoings, under a full repairing and insuring lease of negotiable length. A commercial tenancy application is required along with satisfactory references at a processing fee of £120.00 incl. vat. Or by provision of 3 year's trading accounts

## VAT status

We understand that VAT is payable in addition.

## Business Rates

Rateable Value (April 2023) £37,500. Small Business Rate Multiplier for 2024/25 is x 0.499 (= £18,712.50 payable).

## Service charge

Payable by way of an annual contribution to the upkeep of the estate's roads in common with all of the business park occupiers.

## Utility services

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

## EPC rating

A very good 55/C. Full details available on request.

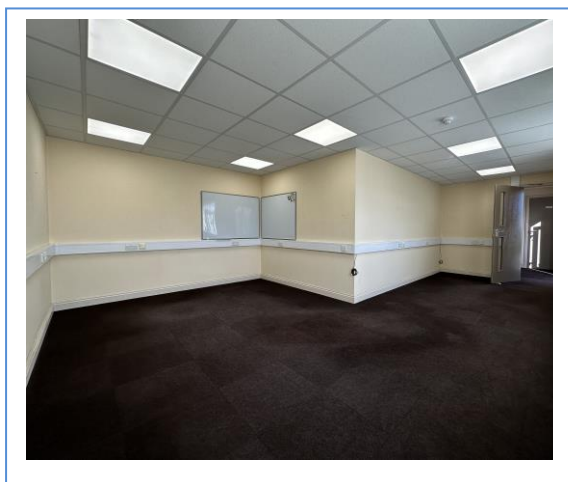
## Local planning and rating authority

Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon, Oxon OX14 3SE

Tel: 01235 422422

## Viewing

By prior appointment with the sole 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](mailto:oliver.martin@greenand.co.uk) directly.



Office 1



Office 2

33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. [cda@greenand.co.uk](mailto:cda@greenand.co.uk)

[www.greenand.co.uk](http://www.greenand.co.uk)

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