

# **TO LET** Detached workshop/warehouse premises – Unit 5, Angeldown Farm, nr. Wantage, in southern Oxfordshire.



## **General description**

Modern, detached workshop/warehouse in a semi-commercial, rural location.

## **Location**

OX12 8NQ. Angeldown Farm is situated immediately west of 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.

## **Permitted use**

As per Use Class B2 General Industry and B8 Storage and distribution of the Use Classes Order.

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

Single open plan space – 11.16m x 9.60m (107.14sq.m/1,153sq.ft) with a 4.17m/13'6" wide vehicle entrance, an internal ridge height of 4.04m/13'3", a WC, tea station and single width personnel door. Please note – a 3 phase electricity supply is not installed.

## **Price guide and terms**

Rental/leasehold only at £1,000.00pcm/£12,000.00p.a inclusive of water and upkeep of the common parts but exclusive of buildings insurance and VAT, under a self-approvable Licence to Occupy for a minimum term of 1 year up to 5 years.

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

### **Business Rates**

£TBA. The building is not presently subject to non-domestic rates.

### **VAT**

We understand that VAT is payable in addition.

### **Utility services**

Water, electricity and drainage are connected.

### **EPC rating**

TBA.

### **Local planning and rating authority**

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

Tel: 01235 422422

### **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](mailto:oliver.martin@greenand.co.uk)