

# TO LET Ground & first floor office suite off Springfield Road, Wantage in southern Oxfordshire.



## General description

A self-contained, five room plus kitchen and bathroom office suite arranged over two floors forming a separately accessed part of King Alfred Scout Group's HQ.

## Location

The historic market town of Wantage, along with nearby Grove, is located in affluent southern Oxfordshire approximately 15 miles southwest of Oxford at the junction of the A338 and A41, and approx. 6 miles west of the A34 "Milton Interchange" near Didcot. Springfield Road is on the eastern side of the town and runs due south from Charlton Road.

## The accommodation (all dimensions approximate)

On the ground floor:

Main entrance hall – stairs up to the first floor, with storage cupboard underneath, doors off to;

Bathroom with low level toilet, hand basin and shower over bath;

Office 1 – 4.10m x 3.62m (c.13'5" x 11'11");

Office 2 – 3.69m x 3.62m (c.12'1" x 11'11"), and door off to;

Kitchen facility – 3.62m x 2.29m (c. 11'11" x 7'6"), with a separate pantry – 2.29m x 1.86m (c. 7'6" x 6'10") & store – 1.86m x 1.12m (c.6'10" x 3'6").

The first floor:

Landing – stairs to the ground floor, doors off to;

Office 3 – 4.10m x 3.62m (c.13'5" x 11'11");

Office 4 – 3.70m x 2.43m (c.12'2" x 8'0");

Office 5 – 4.38m x 3.62m (c. 14'4" x 11'11") with fitted storage cupboard.

Approx. net internal area over two floors – 94.65sq.m/1,018sq.ft

Off road parking is available but not specifically allocated. Garden space shown not included

## Price guide and terms

Rental/leasehold only at £1,000.00pcm/£12,000.00pa exclusive of any other tenant's outgoings, to be held 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.

## Business Rates

Rateable Values (April 2023) - £1,750 & £930. The Small Business Rate Multiplier for 2025/26 is x 0.499 (= combined total of £1,337.32 payable). As the rateable values total below £12,000 there should be £Nil rates payable by claiming Small Business Rate Relief. Please contact VWHDC directly for confirmation.

## VAT

We understand that VAT is not payable in addition.

## Utility services

All mains services are connected. Gas fired central heating to radiators. Phone/internet by tenant's own subscription.

## EPC rating

D/94. Full details available on request.

## Local planning and rating authority

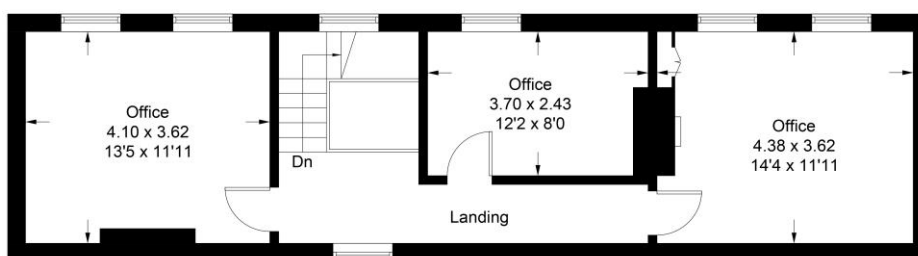
Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon, Oxon OX14 3SE.

Tel: 01235 422422

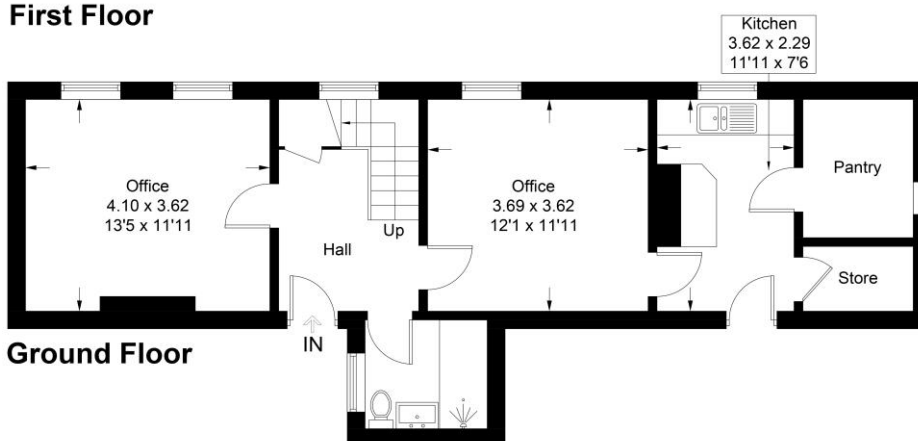
## Viewing

By prior appointment with the sole 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) what3words: starters.looms.tinned or postcode OX12 8ES

### King Alfred Scouts HQ



First Floor



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Fourlabs.co © (ID1205700)

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#### CONSUMER RIGHTS ACT 2015

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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