

# **TO LET** Ground floor, serviced office suite at Horticulture House, Chilton in southern Oxfordshire.



## **General description**

Modern, newly decorated ground floor serviced office suite in Horticulture House, Chilton permitted for use under Use Class E: Commercial, Business and Service.

## **Location**

Chilton is a village and civil parish in the Vale of White Horse, located in affluent southern Oxfordshire approx. 3.5 miles southwest of Didcot and 15 miles southwest of Oxford via the A4185 Chilton/Harwell Campus exit off the A34.

## **The accommodation** (all dimensions approximate)

Single open plan space – 3.04m x 2.85m (Net internal area approx. 8.68sq.m/93sq.ft in total) air-conditioning, VOIP telephone system, double glazing and access to communal breakout facilities. Onsite parking is not allocated, but ample space is available.

## **Price guide and terms**

Rental/leasehold only at £625.00pcm/£7,500.00p.a exclusive of VAT, under a self-approvable Licence to Occupy for a minimum of 12 months and a maximum of 36 months.

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

## **VAT**

We understand that VAT is payable in addition.

## **Utility services**

All utilities, business rates & services are included within the rent, including office cleaning.

## **EPC rating**

A/23. 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 between 9am and 4pm only. Tel: 01235 763561 ref. OM or email [oliver.martin@greenand.co.uk](mailto:oliver.martin@greenand.co.uk)

### Agent's notes

1. what3words: massive.required.sinkhole or postcode OX11 0RN
2. Office furniture can be provided at an additional cost.



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)

**GREEN & CO**

Buyers must check the availability, any particular aspect of the property that could be of importance to them and book an appointment to view before embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in any way without our written consent.

#### 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 2018

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