

# **TO LET** Ground & first floor office suite at Unit 4, Bradfield Court, Drayton Mill, Abingdon OX14 4EF



## **General description**

A modern, self-contained, office suite with five rooms plus kitchen & two WCs arranged over two floors with panoramic farmland views, featuring air conditioning, double glazing and 5 allocated parking spaces.

## **Location**

Drayton Mill is located between Didcot and Abingdon, just north of the Milton Park business centre and facilities. The A34 "Milton interchange" is within easy driving distance giving access to Oxford (M40) and Newbury (M4).

## **Directions**

From Wantage take the A417 east through East Hendred, turn left into Featherbed Lane, left onto the A4185 and at the Milton interchange roundabout take the 2<sup>nd</sup> exit (signposted Milton Park). Turn left for Milton village, carry straight on through the roundabout junction for Sutton Courtenay and after approx. 1/4 of a mile Drayton Mill will be found on the right hand side.

## **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;

Office – 7.74m x 5.06m (c.25'5" x 16'7");

Office/Gym – 3.18m x 2.71m (c.10'5" x 8'11");

Breakout space – 3.87m x 2.27m (c.12'8" x 7'5"); and

Kitchen facility – 2.22m x 1.43m (c.7'3" x 4'8") and separate WC.

The first floor:

Landing – stairs to the ground floor, doors off to separate WC and;

Principal office space – 7.74m x 7.48m (c.25'5" x 24'7");

Meeting room – 4.41m x 4.19m (c.14'6" x 13'9")

Approx. net internal area over two floors – 136.08sq.m/1,464sq.ft.

## Price guide and terms

Rental/leasehold only at £2,000pcm/£24,000.00p.a. 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.

## VAT

We understand that VAT is not payable in addition.

## Business Rates

Rateable Value - £16,500 (April 2023). The Small Business Multiplier for 2025/26 is x 0.499 (= £8,233.50 payable).

## Service charge

An annual contribution to the upkeep of the building and grounds. Full details available on request.

## Utility services

All mains services are connected. Oil central heating to radiators and air conditioning. Telephone/broadband by tenant's own subscription.

## EPC rating

A very good **X/XX**. Full details to be available on request.

## Local planning and rating authority

Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon 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)

Meeting room



Principal office



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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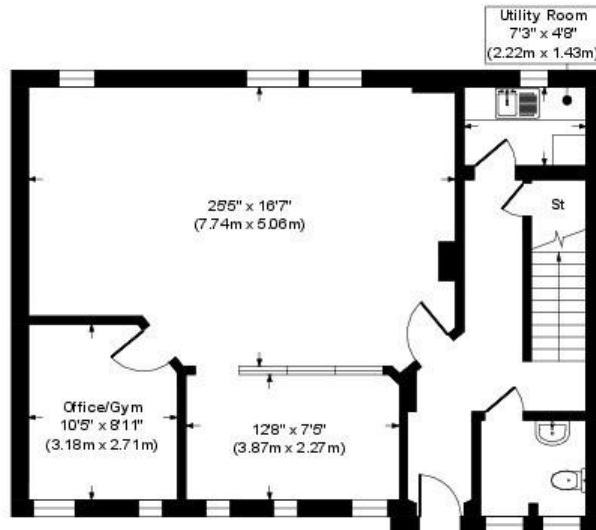
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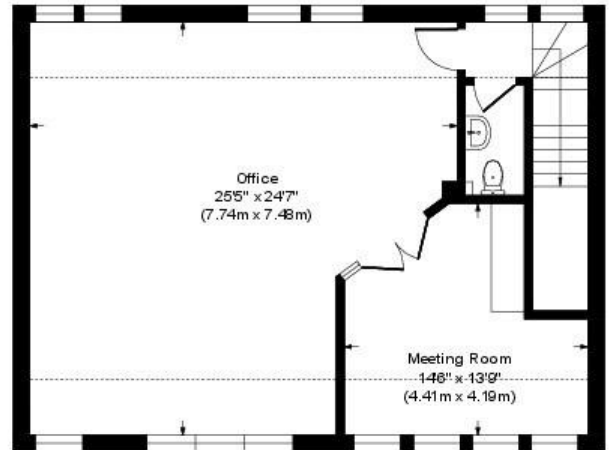
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Unit 4, Bradfield Court, Milton Road, Drayton, Abingdon OX14 4EF



Ground Floor



First 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.  
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