

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 £850.00pcm/£10,200.00p.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



33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. cda@greenand.co.uk

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 anyway 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 1998

Please note that all personal information provided by customers wishing to receive information and/or services from Green & Co will be processed by us for the purpose of providing services associated with the business of an estate agent and for the additional purpose set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.