

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 2nd 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 £1,800pcm/£21,600.00p.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

EPC rating C/62, full details 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

Meeting room



Principal office



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.

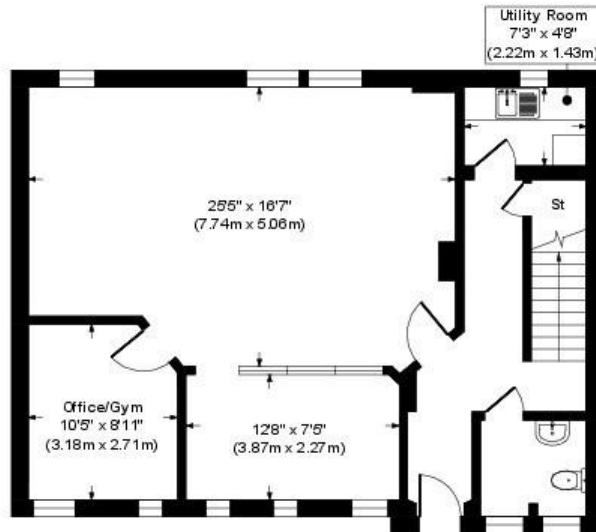
CONSUMER RIGHTS ACT 2015

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.

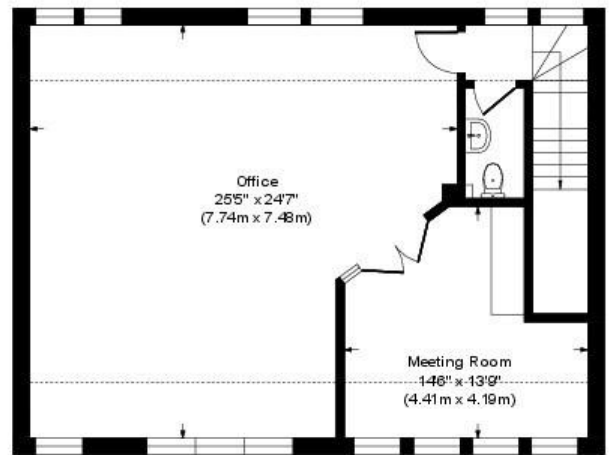
DATA PROTECTION ACT 2018

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.

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.
Fouriabs.co ©



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 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

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.