

TO LET First floor office suites at Stanford Business Court, High Street, Stanford in the Vale, nr. Faringdon in southwest Oxfordshire.



Unit 14



Unit 14 Kitchen

General description

Unit 14 within Stanford Business Court comprises a self-contained, 3 room plus kitchen & W/C first floor office suite which can be let separately or combined with Unit 11 which comprises a 4 room, first floor office space with shared facilities. Both are located off High Street in the centre of Stanford in the Vale, adjacent to the Co-op convenience store and post office.

Stanford in the Vale is situated approximately 2.75 miles southeast of the A420 (for Oxford & Swindon/M4) near Faringdon in southwest Oxfordshire, sitting astride the A417 Faringdon to Wantage road. The entrance to Stanford Business Court and car park is via the archway opposite the village school. Post code SN7 8LH.

Accommodation (All dimensions/areas approximate)

Unit 14 (Floorplan available upon request)

Private hallway leading to:

Room 1 – 5.80m x 3.60m (20.88sq.m/225sq.ft) and

Room 2 (off room 1) – 3.30m x 2.30m (7.36sq.m/79sq.ft),

Room 3 (off hallway) – 5.30m x 2.30m (12.19sq.m/131sq.ft)

Own kitchen and WC

2 x on-site parking spaces.

Unit 11 (Floorplan available upon request)

Reception – 2.2m x 3.2m (7.04sq.m/75sq.ft)

Room 1 – 4.0m x 4.2m (16.8sq.m/181sq.ft),

Room 2 – 2.6m x 4.2m (10.92sq.m/117sq.ft)

Room 3 – 3.2m x 4.4m (14.08sq.m/151sq.ft)

2 x on-site parking space.

Rent guides

Unit 14 - £750.00pcm/£9,000pa exclusive & Unit 11 - £583.33pcm/£7,000pa exclusive.

Services

Unit 14 - Mains water, electricity and drainage are connected. Telephone/broadband by tenant's own subscription, if required.

Additional charges

There is a service charge of 12% of the rent to contribute towards the upkeep of the common parts of Stanford Business Court. The buildings insurance premium is shared between all occupiers. Tenants must organise their own land line telephone service if required.

Availability & Summary of Terms

Available immediately on completion of formalities.

All lets are subject to proof of identity, domestic address and a satisfactory personal credit reference at a cost of £120.00 incl. VAT.

Letting agreements are in the form of a Landlord & Tenant Act 1954 lease of 5 years with a 3 year break option, contracted out of ss.24 to 28 of Part 2 of The Act. Rents are payable monthly in advance from the start of the agreement and are not subject to VAT. A Rent Deposit is payable = to 3 month's rent in advance, held by the landlord and refunded on vacating the premises subject to no arrears or damage to the offices or common parts due to the tenant's use.

Shared facilities

Unit 11 shares a common entrance/reception area, a ground floor kitchen and separate male & female W/Cs. Rent is therefore inclusive of utility services, but not electric or own wi-fi.

Energy Rating

A very good 67/C. Full details available on request.

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



Unit 14



Unit 11

33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. cda@greenand.co.uk

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.