

TO LET Large detached warehouse with offices at 13a, White Horse Business Park, Ware Rd, Stanford in the Vale, near Faringdon in southwest Oxfordshire



General description

Modern detached warehouse providing a combination of a large open plan warehouse space, ground and first floor offices and staff welfare with off-road parking within the established White Business Park in Stanford in the Vale. Approximately 5,410 sq.ft. overall, the building was last used as a gymnastics centre under use **Class E(d)** but has a recent, as yet un-implemented, planning consent for use under **B2/B8** instead.

Location

Stanford in the Vale is located in southwest Oxfordshire, approximately half-way between Faringdon (A420 for Swindon/M4 & Oxford/A34/M40) and Wantage (A417 for Didcot/A34/Newbury/M4). White Horse Business Park lies to the west of the built-up area directly off the A417 via Ware Road. The premises are at the northern end of the business park, on the left-hand corner as the road turns towards Timbmet and opposite R&D McBain. Post code SN7 8NY

Accommodation (all dimensions approximate)

Total net internal areas: warehouse/production space 379m²/4,079sq.ft; offices 123.65m²/1,331 sq.ft; so an overall total of 502.65m²/5,410sq.ft.

On the ground floor:

Entrance lobby – large understairs meter cupboard, storage heater, stairs off to 1st floor, doors off to reception/office 1 and...

Disabled/ladies wc – fully tiled walls, white suite, non-slip floor, storage heater.

Reception/office 1 – (L-shaped) - 3.59m (11'9") x 2.33m (7'7") plus 5.25m (17'22) x 3.59m (11'9"), door off to the inner hall with non-slip floor and doors off to the warehouse space and...

Gents wc – fully tiled walls white suite, non-slip floor, storage heater.

Warehouse/production space – (L-shaped) – 17.11m (56'1") x 15.38m (50'5") plus 11.78m (38'6") x 9.82m (32'2"). Featuring 2 x full height roller shutter doors, 2 x emergency exits, stainless steel sink unit plus further hand basin, wall mounted infra-red heaters, covered bay with lighting and stairs to overhead storage, sodium lighting throughout.

On the first floor:

Shower room – fully tiled walls, white suite, non-slip floor, storage heater.

Office 2 – L-shaped – 5.75m (18'10") x 5.38m (17'7") plus 3.31m (10'10") x 2.59m (18'6").

Outside – Two separate on-site parking areas.

Price Guide and terms

£45,000pa exclusive. Leasehold/rental only by way of a new, full repairing and insuring lease on terms to be agreed.

Letting subject to a formal tenancy application and satisfactory references at a referencing fee of £120.00 inc. VAT per tenant.

VAT

We understand the premises are elected in for VAT purposes and therefore VAT is payable in addition to the rent.

Business Rates

Rateable Value (April 2026) - £51,000. Small Business Rate Multiplier is x 0.432 = £22,032 payable subject to any transitional or other rate relief available.

Upkeep of the common parts

A contribution is payable annually in arrears towards upkeep of the common parts of the estate and the estate road under the landlord's direct control.

Services

Mains water, electricity and drainage are connected. Telephone/broadband by subscription.

Local planning and rating authority

Vale of White Horse District Council
Abbey House, Abbey Close, Abingdon OX14 3JN
Tel: 01235 422422

Viewing

By prior appointment with the sole agent Green & Co, Wantage during usual business hours Monday to Friday. Tel 01235 763561 ref. JC or email james.carroll@greenand.co.uk

EPC

TBA Full details in due course.



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DATA PROTECTION ACT 1998

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