

**Purpose built ground floor office suite
Unit 14, Black Barn, Manor Farm
Manor Road, Wantage, Oxfordshire**



General description

A purpose-built, ground floor office suite in a two-storey detached building, built c.2008 and featuring air conditioning, double glazing, a tea station & two WCs plus allocated parking spaces and a fibre optic broadband connection.

Permitted use: As per Use Class E Commercial, Business and Service which incorporates the former A1/2/3 retail uses, B1 Business and some elements of D1 Non-residential institutions and D2 Assembly & Leisure, subject to the Landlords' agreement.

Location

Semi-rural, to the south of historic Wantage a rapidly growing town along with nearby Grove situated in affluent southern Oxfordshire. Black & White Barns lie immediately west of the A338/Manor Road approx. 1 mile from the town centre in a mixed arable farming, residential and commercial estate.

Accommodation (all dimensions approximate)

Communal entrance lobby leading to the glazed entrance door and mostly open plan office space of 142sq.m/1,528sq.ft overall, which is partly divided at the southern end (see photos overleaf), with a tea station (fridge supplied) and 2 x WCs off - one of which is wheelchair friendly - and an emergency exit to the rear. The main floor has been re-carpet tiled and the whole re-decorated. Parking – 7 numbered spaces are adjacent plus communal overspill parking if required.

Price guide and terms

Rental/leasehold only at £14,000.00pa exclusive, under an effectively full repairing and insuring lease of negotiable term. Please note – a commercial tenancy application and satisfactory

references may be required, at a processing fee of £120.00 incl. vat per named lessee.

Business Rates

Rateable Value £14,250 (April 2017). Small Business Rate Multiplier for 2021/22 is x 0.499 (= £7,110.75 payable) but, as the rateable value is below £15,000 there should be a small amount of discount available to those eligible. Please contact VWHDC directly for confirmation.

VAT

The premises are elected in for VAT purposes, so VAT is payable in addition.

Service charge

A quarterly service charge is made relating to upkeep of the exterior of the building, the common parts and external lighting of the Black & White Barns' area, the access route from Manor Road and the buildings insurance policy.

Services

Water is from the estate's private supply, foul drainage is to a private system, mains electricity only is connected. Telephone/broadband by tenant's own subscription.

EPC rating

C/67. Full details available on request.

Local planning and rating authority

Vale of White Horse District Council

135 Eastern Avenue, Milton Park, Milton, Abingdon OX14 4SB Tel: 01235 422422

Viewing

By prior appointment with the sole agent, Green & Co Commercial and Development Agency, during usual business hours Monday to Friday. Tel 01235 763561 ref. RH or email robin.heath@greenand.co.uk

Directions

Post code OX12 8NE. Leave Wantage town centre southwards on the A338, firstly Newbury Street then Manor Road and after approx. 1 mile the Manor Farm entrance is on your right (note not Manor Road Farm on the left). Proceed through the spinney, go straight on and Black Barn is on your immediate left.



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DATA PROTECTION ACT 1998

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