

**TO LET** Large warehouse with allocated parking, in enclosed yard at 14a, White Horse Business Park, Ware Road, Stanford in the Vale, near Faringdon in southwest Oxfordshire and available now.



### General description

2006/7 built warehouse/production premises with twin offices, disabled wc, partial mezzanine floor space and in good order throughout.

### Location

Growing Stanford in the Vale lies approximately 3.75 miles southeast of the A420 Oxford (M40 Jn8A)/Swindon (M4 Jn15) road, near Faringdon in southwest Oxfordshire.

Ware Road/White Horse Business Park lies immediately west of the A417 Faringdon to Wantage road through the village. Unit 14a is located at the northern end of the business park, on the left hand side after the estate road bears left towards "Timbmet".

### Accommodation (all dimensions approximate)

Internal – Overall floorspace/gross internal area – 26.52m x 11.43m = 303.12sq.m/3,263sq.ft, at 5.48m vertically to the haunches and 6.83m to the internal roof pitch. The vehicular access is 3.87m wide x 4.03m high (max). The main payload area nets to 267.47sq.m/2,879sq.ft. The offices are each 3.04m x 2.99m (9.09sq.m/98sq.ft), there is also a disabled size wc, a separate tea station and approx. 8.48m x 3.33m (28.24sq.m/304sq.ft) of mezzanine floor space above the offices and wc.

Outside - There is a space allocation of 15m from the front left of the building for up to 5 vehicles. The yard is enclosed by palisade fencing and gated, and shared with 3 other occupiers.

### Price guide and terms

Rental/leasehold only at £32,000.00pa exclusive of VAT and any other tenant's outgoings, under a full repairing and insuring lease of negotiable term.

We understand VAT is payable in addition.

A commercial tenancy application is required along with satisfactory references or provision of trading accounts at a processing fee of £120.00 incl. vat.

### Business Rates

Rateable Value (April 2023) £28,500. The Small Business Rate Relief multiplier for 2023/24 is x 0.499 (= £14,221.50 payable). We are informed that Transitional Relief is applicable for the year from 04/23 to 03/24 reducing the rates payable to £9,611.99

## Utility services

Mains water, electricity (incl. 3-phase) and drainage are connected. Telephone/broadband services by the tenant's own subscription.

## Energy Performance Rating

74/C. Full details are available on request.

## Viewing

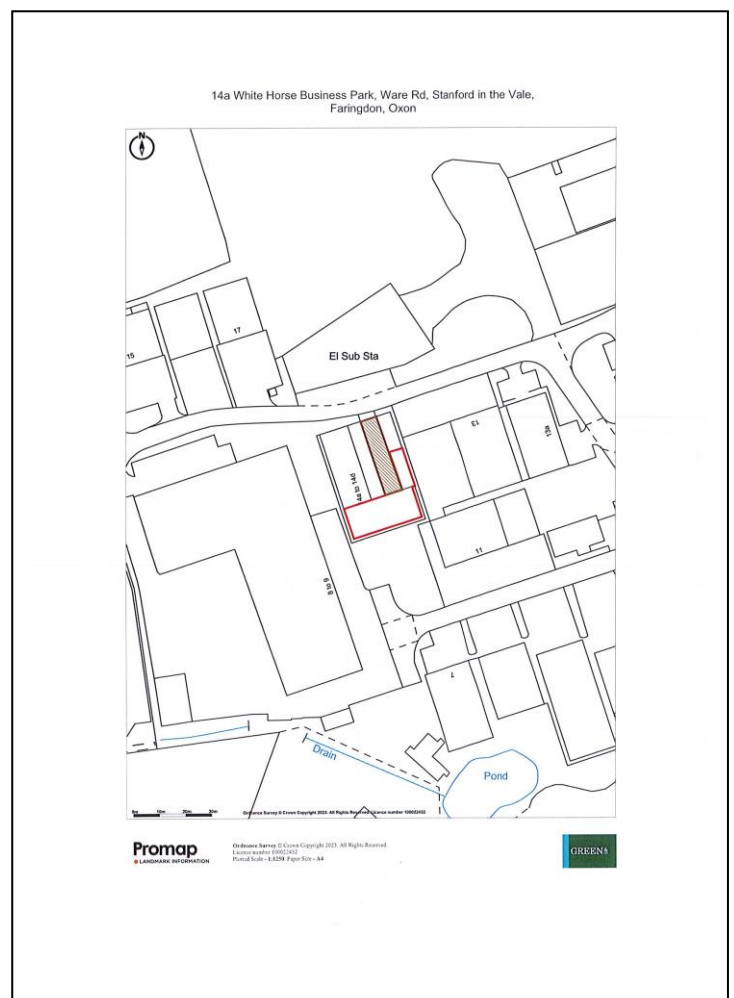
By appointment with the sole letting agent, Green & Co Commercial and Development Agency, during usual business hours Monday to Friday, 9am to 6pm. Tel. 01235 763561 ref. RH or email robin.heath@greenand.co.uk directly.

## Local planning and rating authority

Vale of White Horse District Council

Abbey House, Abbey Close, Abingdon, Oxon OX14 3JE

Tel: 01235 422422



33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

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### DATA PROTECTION ACT 1998

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