

TO LET Warehouse/production space Unit 2, Angeldown Farm, nr. Wantage, in southern Oxfordshire.



Description

General purpose detached warehouse premises with parking space.

Location

OX12 8NQ. Angeldown Farm is situated immediately west of the A338 (Manor Road at that point), approximately 2.25 miles south of Wantage and 8.25 miles north of Junction 14 of the M4 near Hungerford

Accommodation (all dimensions approximate)

Basically an open plan space $-18.02m/59'1'' \times 11.87m/38'11'' = 213.89sq.m/2,302q.ft overall but with an office/meeting room <math>-4.73m/15'6'' \times 2.43m/7'11''$ widening to 2.88m/9'6'', a mess room $2.52/8'3'' \times 2.28m/7'6''$, a storeroom $2.75m/9'1'' \times 1.30m/4'3''$ and $1 \times WC$. There are fire and security alarms in situ and an oil-fired, warm air heating system. Maximum height to the ceiling pitch is 4.7m, to the eves 3.4m, the roller shutter door is 4.2m high $\times 3.5m$ wide. The walls and ceiling pitches are sheet timber lined, the floor is solid concrete, the overhead lighting is by fluorescent tubes and roof lights. Please note $-a_3$ -phase electricity supply is <u>not</u> installed.

Price guide and terms

Rental/leasehold only at £19,800.00pa/£1,650.00pcm exclusive of any other tenant's outgoings, under a self-approvable Licence to Occupy, for a minimum term of 1 year up to 5 years. A contribution towards the upkeep of the common parts of the commercial area of Angeldown Farm is deemed to be included in the Licence Fee.

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

Buildings insurance

Arranged by the landlord under a block policy and currently re-charged to the occupier at £TBC.

Business Rates

Rateable Value (April 2023) £18,500. The Small Business Multiplier for 2024/25 is x 0.499 = $\pm 9,231.50$ payable.

VAT

We are informed that VAT is not payable in addition.

Energy rating D/80. Full details on request

Availability Immediately on completion of formalities.

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

33 Market Place, Wantage, Oxon OX12 8AL

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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.

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