

TO LET Detached workshop/warehouse premises - Unit 6, Angeldown Farm, Wantage, Oxfordshire OX12 8NQ



General description

A newly constructed, detached workshop/warehouse with outside space, set in a semi-commercial/rural location. Available as a single unit or two separated units by negotiation.

Location

Approximately 2.25 miles south of rapidly growing Wantage in affluent southern Oxfordshire, immediately west of the A338 Wantage to Hungerford (Jn14 M4) road and 8 miles west of the A34 Milton Interchange.

Permitted use & hours

Light industrial/warehouse.

Monday – Saturday only 7am-7pm, public holidays 10am to 4pm.

Non-permitted uses

Car/motor bike/van repairs including valeting and detailing.

Accommodation (all dimensions approximate)

Single open plan space - 23.45m x 9.49m/222.54sq.m (2,395sq.ft.)

2 x vehicle entrances with roller shutter doors - 3.5m high x 3.5m wide and 3m high x 2.96m wide.

Tea station and WCs.

Hard standing to the side and rear.

Price guide and terms

As a single unit - £1,833.33pcm/£22,000.00pa inclusive of water in and a contribution to the upkeep of the common parts of Angeldown Farm, but exclusive of buildings insurance, private drainage and VAT. To be held under a self-approvable Licence to Occupy agreement of negotiable term for which a

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

As separate units - by individual negotiation

Business Rates

The building is presently un-assessed.

Service Charge

Buildings insurance - approximately £800pa, private drainage - approx. £100pa.

VAT

We understand that VAT is payable in addition.

Utility services

Mains water and electricity (single phase) only are connected.

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



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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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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 2018

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