



Unit 4, Uffington Trading Estate, Station Road, Uffington, Oxon, SN7 7QD - TO LET £18,000 p.a.x.

Unit 4, Uffington Trading Estate

Station Road, Uffington, Oxon, SN7 7QD

TO LET £18,000 per annum exclusive

LOCATION

The Property is located on a rural trading estate on the outskirts of Uffington village in southwest Oxfordshire. The Estate is easily accessed off Station Road approx. 750 meters north east of Uffington.

DESCRIPTION

Due to undergo a programme of refurbishment the premises comprise an end-terrace industrial unit having part brick/block walls with double skinned and insulated profiled steel cladding over. There are 5 car parking spaces to the front of the building.

ACCOMMODATION

The gross internal area measures approx. 2,483 sq.ft. (230.7 sq.m) and incorporates an office, Kitchen, WC, small store and 2 workshop areas with electrically operated roller shutter access door 3m width x 4m height), and 3 phase electricity.

Workshop 1: 47'4" x 28'10"

Workshop 2: 30'5" x 22'

Office: 15'9" x 12'

Kitchen, WC & Store 5'2" x 3'9".

TENURE

A new Business Lease is available under internal repairing terms. The lease is to be excluded from The Landlord & Tenant Act 1954. A 3 month rent deposit will be required.

VAT

VAT is payable in addition to the rent, service charge and deposit.

SERVICE CHARGE

If necessary a service charge will be levied to cover the cost of maintenance, lighting and services to the communal areas of the estate.

INSURANCE

The Landlord insures the building and recharges the cost to the Tenant. The Tenant is responsible for their own contents insurance.

BUSINESS RATES

Rateable value: £14,750.00.

LEGAL COSTS

Each party to bear their own legal costs.

LOCAL AUTHORITY

Vale of White Horse District Council, 135 Milton Park, Abingdon, OX14 4SB. Tel: 01235 422422.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Rating of E.



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