



Unit 1, Brick Kiln Works, Childrey, Wantage, Oxon,
OX12 9PG - TO LET £18,000 p.a.x,

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property llp

Unit 1, Brick Kiln Works, New Road, Childrey, nr. Wantage, Oxfordshire, OX12 9PG

TO LET - £18,000 p.a.x. With Ample Parking

LOCATION

Conveniently situated on the B4001 New Road, with easy access to the A417 & A420 Brick Kiln Works is a small privately owned light industrial estate located approx. half a mile north of Childrey village and 2.5 miles west of Wantage.

As you enter The Estate the premises will be found located to the right-hand side at the front of The Estate.

DESCRIPTION

With accommodation arranged across a ground floor Unit 1 offers an open-plan workshop with offices, kitchen and a shower facility. A roller shutter door leading directly into the workshop provides vehicular access for cars & small vans. The unit also benefits from additional 1st floor under eaves storage less than 1.5m height, LED lighting, fire alarm, single

phase electrics, and independent toilet facilities. To the exterior of the building is a gravelled area providing ample car parking.

ACCOMMODATION

Entrance Foyer: 10' x 9'11"

Office 1: 13'6" x 10'5"

Office 2: 20'9" max x 18'5" max

Workshop: 49'7" x 30'

Kitchen: 9'7" x 8'4"

WC's & Shower:

1st Floor Store Area: 30'6" x 15'9" (under 1.5m)

Total G.I.F.A. approx. 2,379 sq.ft. (221 sq.m.)

TENURE

A new Business Lease is available under full repairing terms. Lease to be excluded from The Landlord & Tenant Act 1954.

DEPOSIT & VAT

A minimum 3 month rent deposit will be required. VAT is payable.

SERVICE CHARGE & SEPTIC TANK

A service charge is levied to cover cost of repairs to structure, & maintenance of communal area of The Estate & car park. A charge of £200 p/a is payable for emptying of the septic tank.

ENERGY PERFORMANCE RATING

The premises have an energy rating of D.

LOCAL AUTHORITY

Vale of White Horse District Council.

Tel: 01235 422422.

RATEABLE VALUE - £17,500.00

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Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

T: 01367 242422
E: property@marriotts.co.uk

www.marriotts.co.uk

