



1st Floor, 2 Giles Centre, Carterton, Oxon, OX18
3DH - TO LET £6,000 p.a.x.

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1st Floor, 2 Giles Centre

Alvescot Road, Carterton, Oxon, OX18 3DH

TO LET £6,000 p.a.x.

LOCATION

Situated on a 1st floor in the centre of Carterton in a vibrant area of mixed commercial occupiers the premises will be found above The Giles Centre, next to The Original Factory Shop, overlooking Alvescot Road. The shared ground floor entrance to the office will be found to the left of the building between the Sandwich Bar and Peaches Hair & Beauty.

DESCRIPTION

The premises are located across a first floor and comprises a large open-plan office with storage cupboards and independent toilet facilities. Benefiting from good natural light the premises also enjoys a gas operated wet central heating system, florescent strip lighting, and wood laminate flooring. The Office also benefits from display window frontage at the shared ground floor entrance.

ACCOMMODATION

Ground Floor Shared Entrance Foyer:

First Floor

Office: 37'8" max x 20'6" max

Store Cupboard 1: 6'4" x 4'4"

Store Cupboard 2: 2'9" x 2'2"

WC & Hand Wash:

Total N.I.F.A. approx. 790 sq.ft. (73.4 sq.m.)

TENURE

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

VAT

VAT is not payable.

INSURANCE

Buildings insurance approx. £220 p/a.

SERVICE CHARGE & WATER

Approx. £130 p/a, this being the Tenant's contribution towards the cost of electricity to communal areas. Water is recharged based on sub-meter reads.

BUSINESS RATES

Rateable Value: £3,800.00

Small Business Rates Relief / exemption may be available.

LOCAL AUTHORITY

West Oxon District Council, Council Offices, Witney, OX28 1NB. Tel 01993 861000.

ENERGY PERFORMANCE CERTIFICATE

The offices have a C rating.

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