



Unit 1A & 1B, RAC Estate, Faringdon  
TO LET - Rents From £11,500 p.a.x.

marriotts  
property llp

# Unit 1A & 1B, RAC Estate, Faringdon Oxfordshire SN7 7BP

- Rents From £11,500 p.a.x. Leasehold

Two adjoining offices to let together or separately on the well located RAC Estate in Faringdon.

Unit 1A - 183.67m<sup>2</sup> (1977ft<sup>2</sup>)

Unit 1B - 101.39m<sup>2</sup> (1091ft<sup>2</sup>)

## DESCRIPTION

Unit 1A comprises first floor offices with good-sized kitchen and staff rest area, open plan areas, 7 separate offices and WC's.

Unit 1B lies on 2 storeys and includes open plan office areas, boardroom, tea point facilities, WC's and shower room.

Ample parking available for both units.

## BUSINESS RATES

Current Rateable Value is £33,250 for both units to be reassessed if the property is divided.

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

## EPC

Both units are rated D. Reports available on request.

## TERMS

The units are available on flexible Internal Repairing and Insuring terms for a minimum of 2 years. The leases will be contracted out of the Security of Tenure Provisions of the Landlord and Tenant Act 1954 as amended.

## RENTAL

Unit 1A - £19,000 p/a plus VAT

Unit 1B - £11,500 p/a plus VAT

## DIRECTIONS

The unit is accessed from the turning and roadway on the northern end of the Petrol Station on Park Road, Faringdon.



**marriotts**  
property llp

Faringdon  
9 Market Place  
Faringdon Oxon  
SN7 7HL

T: 01367 242422  
E: [property@marriotts.co.uk](mailto:property@marriotts.co.uk)

[www.marriotts.co.uk](http://www.marriotts.co.uk)