



First Floor Offices, 5A RAC Estate, Park Road, Farringdon, Oxon - TO LET £15,100 p.a.x.

# First Floor Offices, 5A RAC Estate, Park Road Faringdon, Oxon, SN7 7BP

With 5 car parking spaces

## LOCATION

Located in the Market Town of Faringdon RAC Estate is an established business park situated close to the Waitrose and Aldi stores just off Park Road. The Estate is accessed via the road located to the northern end of the forecourt to the filling station on Park Road.

## DESCRIPTION

The property offers a central open-plan office with a further office and meeting room off. With its own independent ground floor foyer entrance the offices enjoy good natural light and carpets throughout.

The premises benefit from a dedicated kitchen facility with mess room, potentially suitable as a meeting space, plus Ladies and Gents toilets.

To the exterior of the building is a private car providing parking for 5 cars.

## ACCOMMODATION

Ground Floor Entrance / Foyer & WC  
Office 1: 18'3" x 14'9"  
Office 2: 18'5" x 16'5" & 14'2" x 10'4"  
Office 3 / Meeting Room: 23' x 7'9"  
Kitchen / Messroom: 12'5" x 10'7"  
Ladies & Gents WC's:  
Storeroom: 10'3" x 4'6"

N.I.F.A. approx 1,344 sq.ft. 124.8 sq.m.)

## TENURE

An new business lease, outside The Landlord & Tenant Act 1954, is available under internal repairing terms.

## DEPOSIT

A minimum 3 month rent deposit will be required.

## VAT

VAT is payable.

## BUSINESS RATES

Rateable Value £10,000.00

(Note: Small business rates relief/exemption may be available)

## BUILDINGS INSURANCE

The Landlord insures the building and recharges the cost to the Tenant.

## ENERGY PERFORMANCE CERTIFICATE

The offices have an energy rating of D.

## LOCAL AUTHORITY

Vale of White Horse District Council.

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