



1st & 2nd Floor Offices, 9 Market Place, Faringdon,
Oxon, SN7 7HL - TO LET £9,000 p.a.x.

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property llp

1st & 2nd Floor Offices

9 Market Place, Faringdon, Oxfordshire SN7 7HL

£9,000 p.a.x.

LOCATION

9 Market Place is prominently situated in the heart of Faringdon with frontage directly overlooking the Market Place.

With an independent entrance the property offers three offices, store, and a reception room across the first and second floors of this handsome Grade II Listed building.

DESCRIPTION

The property offers a large open-plan office on the 1st floor overlooking the Market Place, with a further reception/office and file storeroom off. Two further offices are located across the 2nd floor at the front of the building. With its own independent entrance off The Market Place, each office benefits from good natural light, electric heating, with carpet throughout. Independent kitchen and toilet facilities are provided for on the 1st floor. Short stay parking is available on-

road directly to the front of the building with additional parking in the pay & display car park located a short walk away.

ACCOMMODATION

First Floor

Office 1: 20' average x 19'11"

Reception: 13'4" x 10'2"

Storeroom: 9'11" x 9'10" (inc 46sq.ft. under 1.5m)

Kitchen: 4'10" x 4'9"

WC:

Second Floor

Office 2: 20" average x 9'1" average

Office 3: 15'3" average x 9'5" average

Total N.I.F.A. approx. 969 sq.ft. (90 sq.m.)

TENURE

A new lease is available for a minimum term of 3

years under internal repairing terms. A 3 month deposit will be required. VAT is not payable.

INSURANCE & DECORATION

The Tenant will be responsible for 50% of the total insurance premium for 9 Market Place as a whole. As and when necessary the Tenant will be responsible for 50% of the cost of external decoration to the building as a whole.

BUSINESS RATES

Rateable Value £9,000.00. Small business rates relief/ exemption may be available. Vale of White Horse District Council. Tel: 01235 422422.

ENERGY PERFORMANCE CERTIFICATE

The offices have an energy rating of E.

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