



Suite 8, 14 Market Place, Faringdon
TO LET £4,870 p.a.x.

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Office Suite with Dedicated Parking

Suite 8, 14 Market Place, Faringdon, Oxon SN7 7HP

£4,870 p.a.x.

LOCATION

Faringdon is an attractive market town, well situated off the A420, with Oxford approx. 19 miles to the east and Swindon 12 miles to west of the town, providing good access to the M4 and M40 motorways.

14 Market Place is prominently situated in the heart of Faringdon directly overlooking the Market Place.

DESCRIPTION

A modern single office located on the second floor of this Grade II Listed building. With a shared entrance directly off the Market Place the room benefits from good natural light, fluorescent strip lighting, gas fired central heating and is carpeted. A shared kitchen is provided on the second floor with unisex toilet facilities located on the first floor.

To the rear of the building is a private car park within which 1 dedicated parking space is provided.

ACCOMMODATION

Office: 17' max x 16'7" max
N.I.F.A. approx. 241 sq.ft.

TENURE

A New lease is available for a minimum term of 2 years under internal repairing terms. A 3 month deposit will be required. VAT is not payable.

UTILITIES

All utilities will be the responsibility of the tenant and will be recharged by the Landlord within the service charge.

SERVICE CHARGE

A service charge is payable to cover the cost of utilities, buildings insurance and maintenance of communal areas and car park. Currently £170 pcm.

BUSINESS RATES

The Tenant's responsibility, Small Business rates relief / exemption may be available.

EPC

The office has an energy rating of D.

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