



1 Glenmore Centre, Grove Business Park, Wantage

# 1 Glenmore Centre, Grove Business Park

**Guide Price £195,000**

**LONG LEASEHOLD FOR SALE BY  
PRIVATE TREATY  
SOLD WITH VACANT POSSESSION**

## LOCATION

Located approximately 8 miles south-west of Abingdon and 14 miles south-west of Oxford, Wantage is a historic market town. It has a rich history and is often associated with King Alfred the Great, who was born there in the 9th Century. With excellent transport links to Oxford and the M4 and national motorway network Wantage is conveniently located on the A338 and A417.

Grove Business Park is conveniently situated approximately 1.25 miles north-west of the town centre. Travelling west on Mill Street turn north onto Denchworth Road, proceed approximately 1 mile then turn left at the roundabout onto Downsvie Road. Follow the road onto Grove Business Park and The Glenmore Centre will be found signposted on your right at the far end of The Estate, with the unit numbered directly to your right.



## DESCRIPTION

The property comprises a modern and terrace office building offering good quality accommodation across a ground and first floor.

Dedicated parking is provided for 4 cars to the front and side of the building.

1 GLENMORE CENTRE  
GROVE BUSINESS PARK  
WANTAGE  
OXFORDSHIRE  
OX12 9GN

## DESCRIPTION

Grove Business Park is a modern development of business units and home to a variety of office, leisure, tech and manufacturing businesses.

Constructed in 2006 No1 Glenmore Centre offers good quality flexible self-contained commercial accommodation located across a ground and first floor.

The property benefits from good natural light to the offices, air-conditioning / heating, fire and intruder alarms, carpets, fitted kitchenette, and independent ladies and gents WC's.

To the exterior 4 dedicated parking spaces are provided to the front and side of the building.

## ACCOMMODATION

The following dimensions are approximate only.

### Ground Floor

Entrance Foyer: 8'7" x 3'9"

Office 1: 23' x 13'4"

Kitchenette: 6'7" x 3'

Storeroom: 8'7" x 5'10"

Ladies & Gents WC's

Hand Wash:

### First Floor

Office 2: 29'9" x 23'2"

Total N.I.F.A. approx. 1,048 sq.ft. (97.36 sq.m.)

## LONG LEASEHOLD

999 years from 2006.

## GUIDE PRICE

£195,000.

## SERVICE CHARGE

A service charge is payable to The Estate management to cover the cost of lighting, grass cutting, and maintenance of the communal areas of The Estate.

## TENURE

The property will be sold with Vacant Possession.



## BUSINESS RATES

Rateable Value: £13,250.

(Note: Small business rates relief may be available).

## VAT

VAT is payable in addition to the purchase price.

## LOCAL AUTHORITY

Vale of White Horse District Council,  
Abbey House, Abbey Close, Abingdon, OX14 3JE  
Tel: 01235 422422.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

## VIEWING

Strictly via the selling agent Marriotts Property LLP.



**marriotts**  
property llp

Faringdon  
9 Market Place  
Faringdon Oxon  
SN7 7HL

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