



Suites 7, 8, 9 & 10, 14 Market Place, Faringdon, Oxon
TO LET - Rents from £2,640 to £4,870 p.a.x

marriotts
property llp

Office Suites with Dedicated Parking

14 Market Place, Faringdon, Oxon SN7 7HP

Rents £3,480, £4,870, £2,640, £4,320
FIRST MONTH RENT FREE

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 the west, providing good access to the M4 and M40 motorways.

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

DESCRIPTION

Offering a range of single office suites located across the second floor of this handsome Grade II Listed building. With a shared entrance directly off the Market Place each office benefits from good natural light, gas fired central heating, and carpets. 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 is 1 dedicated parking space per office.

ACCOMMODATION & SERVICE CHARGES

Suite 7: approx. 171 sq.ft. - £130 pcm

Suite 8: approx. 241 sq.ft. - £176 pcm

Suite 9: approx. 144 sq.ft. - £100 pcm

Suite 10: approx. 217 sq.ft. - £170 pcm

TENURE

New leases are available for a minimum term of 2 years under internal repairing terms, to be excluded from The Landlord & Tenant Act 1954. A 3 month deposit is required.

UTILITIES

Utilities are recharged by the Landlord within the service charge.

VAT is not payable.

SERVICE CHARGE

A service charge is payable to cover the cost of utilities, buildings insurance & maintenance of communal areas & car park.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D.

BUSINESS RATES

The Tenant's responsibility.
Small business rates relief may be available.

LOCAL AUTHORITY - Vale of The White Horse.

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.

marriotts
property llp

Faringdon
9 Market Place
Faringdon, Oxon
SN7 7HL

T: 01367 242422
E: property@marriotts.co.uk

www.marriotts.co.uk

