



1st Floor Offices, 11 & 12 Market Place, Faringdon, Oxon  
TO LET - Inclusive rents £500 pcm & £250 pcm

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property llp

# 1st Floor Offices, Oak & Hazel

## 11 & 12 Market Place, Faringdon, Oxon, SN7 7HP

### TO LET - Inclusive Rents £500 pcm & £250 pcm

#### LOCATION

Faringdon is an historic market town, well situated off the A420 with Oxford approx. 19 miles to the east & Swindon 12 miles to the west, providing excellent access to the M4 and M40 motorways. 11 & 12 Market Place is prominently situated in the heart of Faringdon with frontage directly onto the Market Place. Modern office accommodation is arranged across the first floor of this handsome Grade II Listed building.

#### DESCRIPTION

Having recently undergone a full and extensive renovation, the premises offer 2 offices; a single person office and a larger office suitable for up to 8 people. Located across the first floor of this stunning period building the premises enjoy app controlled electric heating, carpets throughout, and modern lighting.

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Shared modern toilet and kitchen facilities are provided on the 1st floor.

#### ACCOMMODATION

##### First Floor

Oak Office: 18'1" x 15'6"

N.I.F.A. approx. 282 sq.ft.

Hazel Office: 12'6" x 6'1"

N.I.F.A. approx. 77 sq.ft.

Shared Kitchen (coffee & tea supplied)  
Ladies & Gents WC's

#### TENURE

Flexible term available for a minimum of 12 months, under internal repairing terms, to be excluded from the LTA 1954.

A 3 month deposit will be required.

#### UTILITIES

All utilities are included in the rent.

#### BUILDING INSURANCE

Buildings Insurance is included in the rent, the tenant is responsible for their own contents insurance.

#### BUSINESS RATES

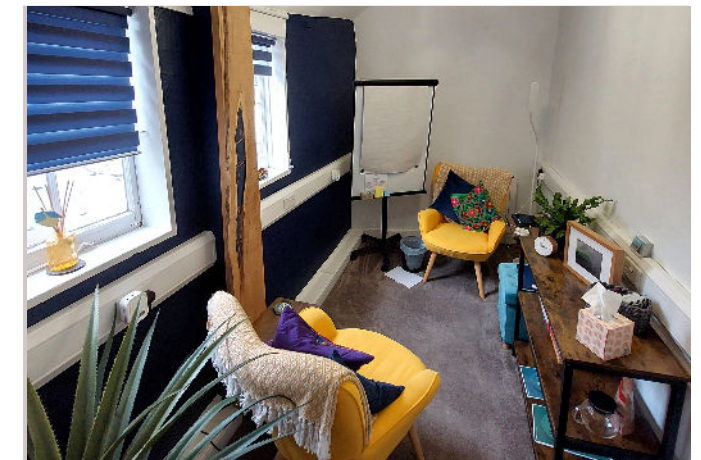
Business Rates are included in the rent.

#### VAT

VAT is payable.

#### ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of E.



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