



8 Glenmore Centre, Grove Business Park, Wantage

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Guide Price £270,000

**LONG LEASEHOLD FOR SALE BY
PRIVATE TREATY
SOLD WITH VACANT POSSESSION
(May Let - Rent £16,000 p.a.x.)**

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 Downsview 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 located mid terraced and numbered to your right.



DESCRIPTION

The property comprises a modern mid-terrace business unit offering good quality office and workshop accommodation across a ground and first floor.

Dedicated parking is provided for 3 cars directly to the front of the building.

**8 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, No.8 Glenmore Centre offers good quality flexible self-contained commercial accommodation located across a ground and first floor.

The property comprises ground floor workshop with entrance reception, WC & shower, and kitchenette. A well proportioned open-plan office with further storage area is located across the first floor.

The unit benefits from air-conditioning / heating, fire alarm and carpet to the office.

To the exterior 3 dedicated parking spaces are provided directly to the front of the building.

ACCOMMODATION

The following dimensions are approximate only.

Ground Floor

Entrance Reception: 13'5" x 7'10"

Workshop: 29'6" max x 28'9"

Kitchenette

WC with Shower

Store Cupboard

First Floor

Office: 28'9" x 13'9" average

Storage Area: 15' x 9'7"

Total N.I.F.A. approx. 1,547 sq.ft. (143.7 sq.m.)

LONG LEASEHOLD

999 years from 2006.

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, approx. £2,500 p/a.

TENURE

The property will be sold with Vacant Possession.

BUSINESS LEASE TERMS

A new lease may be available for a minimum term of 3 years, outside The Landlord & Tenant Act 1954, under full repairing terms.

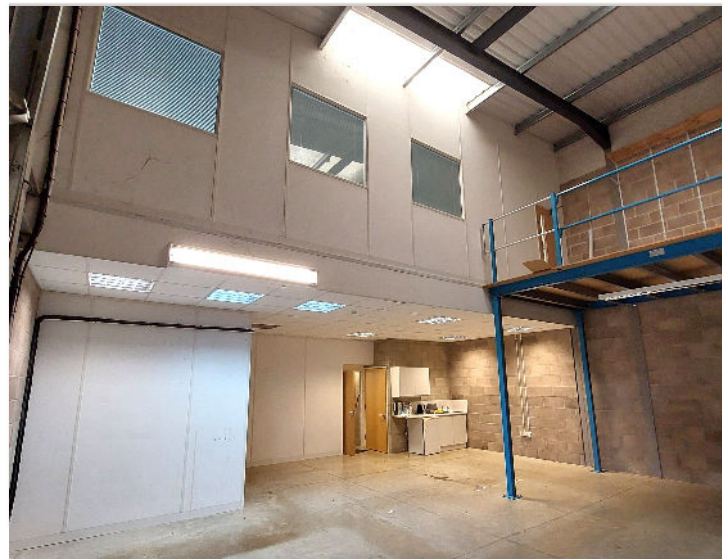
Rent - £16,000 per annum exclusive.

Deposit - A minimum 3 month deposit is required.

Service Charge - Approx. £2,326.28 p/a

Buildings Insurance - To be recharged by the Landlord.

Business Rates - Tenant's responsibility.



BUSINESS RATES

Rateable Value: £16,000.

VAT

VAT is payable in addition to the purchase price / rent.

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 D.

VIEWING

Strictly via the selling agent Marriotts Property LLP.
Tel: 01367 242422.



marriotts
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