

Unit 7, White Horse Business Park, Stanford In The Vale, Faringdon, Oxon SN7 8NY. TO LET - £50,000 p.a.x.

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Unit 7, White Horse Business Park
Stanford In The Vale, Faringdon, Oxfordshire, SN7 8NY

TO LET - £50,000 p.a.x.

LOCATION
Stanford in the Vale is an attractive village situated on the A417 approx. 12 miles south-west of Oxford, 10 miles north-east of Swindon, and 2.5 miles south-east of Faringdon. The village enjoys good access to the A420 via the A417, and good links to the M4 and M40 motorways. White Horse Business Park is a vibrant light industrial estate and will be found signposted just off Ware Road to the west of the village.

DESCRIPTION
The unit offers good quality open-plan workshop and office accommodation extending to approx. 5,930 sq.ft. across the ground floor, with a further open-plan office with kitchen & WC's across the first floor extending to 786 sq.ft. To the exterior is hard standing providing 10 dedicated car parking spaces.

ACCOMMODATION
Ground Floor
Workshop: 98'10" max x 59'9"max
Office 1: 15'8" x 13'10"
Office 2: 10'7" x 10'
Storeroom: 14' x 7'5"
Kitchen & WC

1st Floor
Office 3: 20' max x 29'3"
Kitchen & Ladies & Gents WC's

Total G.I.F.A. approx.6,716 sq.ft. (623.93 sq.m.)

TENURE
A new lease is available under full repairing terms, outside the Landlord & Tenant Act 1954. A minimum 3 month deposit will be required.

VAT - VAT is payable.

SERVICE CHARGE
A service charge is levied to cover the cost of maintenance and lighting to communal areas.

BUILDINGS INSURANCE
Buildings insurance approx. £800 p/a.

BUSINESS RATES
Contact Local Authority.
Vale of White Horse District Council
Tel: 01235 422422

ENERGY PERFORMANCE CERTIFICATE
The premises have an EPC rating of **TBC**
(The premises are undergoing energy assessment).



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Faringdon
9 Market Place
Faringdon, Oxon
SN7 7HL

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

www.marriotts.co.uk