



Unit 11, Home Farm, Ardington, Wantage, Oxfordshire, OX12 8PD



*Lockinge
Estate*

Unit 11, Home Farm, Ardington, Wantage, Oxfordshire, OX12 8PD

GROUND FLOOR OFFICE ACCOMMODATION SITUATED IN A VILLAGE LOCATION AND EXTENDING TO APPROXIMATELY 1,332 SQ FT (123 SQ METRES)




SITUATION

Unit 11 is located within the Home Farm complex of business units situated on the western edge of the village of Ardington. Ardington is situated two miles east of Wantage and just off the main A417. The towns of Abingdon, Didcot and Wantage are all readily accessible. Oxford and Newbury are within easy reach via the A34 which in turn provides access to the M4 and M40. Main line railway services are available from Didcot some seven miles away. The village has a well equipped conference centre together with various businesses providing a range of services. These include a village shop and tea rooms, public house and crèche nursery school facilities.

DESCRIPTION

Unit 11 provides high quality ground floor office accommodation within a converted Victorian farm building located in a Courtyard setting. The Unit extends in total to approximately 1,332 sq ft (123 sq metres) gross internal area. Unit 11 is currently linked to Unit 11A on the first floor via an internal staircase which can be removed to provide individual Units.

HEATING & SERVICES

- | | |
|---|--|
|  Gas central heating |  Free Car Parking |
|  Kitchen Facilities |  Hardwood Finishes |
|  Toilet Facilities |  Carpet |

All main services (gas, drainage and electricity) are connected to the property. Water is supplied by Lockinge Trust. The Tenant is responsible for organising all telephone, computer and security systems.

AVAILABILITY

Available immediately.

ARB/LT/Particulars/New Style Particulars/11 Home Farm. Particulars prepared February 2025. Photographs taken March 2012.

TERMS

Lease: Six year full repairing and insuring Lease with the ability to give notice at six monthly intervals.

Initial Rent: £19,300.00 plus VAT per annum exclusive, reviewed at year three.

Legal Costs: The incoming tenant will bear any legal costs incurred by Lockinge Trust over and above £400 plus VAT.

OUTGOINGS:

Business Rates: £10,104.75 per annum (1 April 2024 – 31 March 2025)

Service Charge: £1,332 plus VAT per annum (1 October 2024 – 30 September 2025)

Buildings Insurance: £344.83 plus VAT per annum (1 October 2024 – 30 September 2025)

In addition to the above, the Tenant will be liable for all other outgoings including services connected to the property.

DIRECTIONS

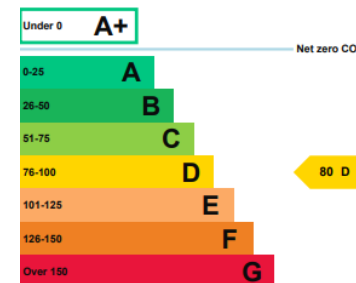
From Wantage take the A417 towards Rowstock. After approximately 2 miles take the first right turn to Ardington and take the next left turn onto School Road. After approximately 400 metres / 440 yards, take the first right off School Road

VIEWING

Strictly by appointment only, through the Lockinge Estate Office, telephone 01235 833200

ENERGY PERFORMANCE CERTIFICATE

Energy Rating: D



Lockinge Trust give notice that (1) These particulars do not constitute, nor constitute any part of any offer or contract (2) All statements contained in these particulars as to this property are made without responsibility on the part of Lockinge Trust (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) Lockinge Trust does not make or give, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.