



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



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

FIRST FLOOR OFFICE ACCOMMODATION SITUATED IN A VILLAGE LOCATION AND EXTENDING TO APPROXIMATELY 1,055 SQ FT (98 SQ METRES)

SITUATION

Unit 11A 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 11A provides high quality first floor office accommodation within a converted Victorian farm building located in a Courtyard setting. The Unit extends in total to approximately 1,055 sq ft (98 sq metres) gross internal area. Unit 11A is currently linked to Unit 11 on the ground floor via an internal staircase which can be removed to provide individual Units.

HEATING & SERVICES

-  Gas central heating
-  Kitchen Facilities
-  Toilet Facilities
-  Free Car Parking
-  Hardwood Finishes
-  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/11A Home Farm 2025. Particulars prepared February 2025. Photographs taken March 2008.

TERMS

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

Initial Rent: £15,300 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: £7,360.25 per annum (1 April 2024 – 31 March 2025)

Service Charge: £1,055 plus VAT per annum (1 October 2024 – 30 September 2025)

Buildings Insurance: £275.57 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

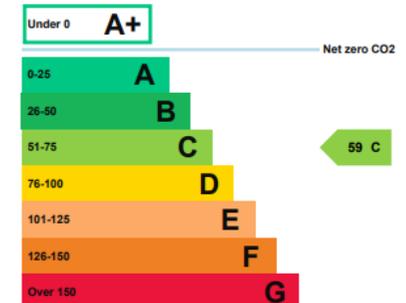
From Wantage take the A417 towards Rowstock. After approximately 2 miles take the first right turn to Ardington and take the next left turn onto School Road. After approximately 400 metres / 440 yards, take the first right off School Road

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

Energy Rating: C



ALL APPLICANTS SHOULD MAKE A CAREFUL NOTE OF THE FOLLOWING CONDITIONS, AS THEY ARE AN IMPORTANT PART OF ENTERING INTO A TENANCY AGREEMENT SHOULD YOUR APPLICATION BE ACCEPTED. The first month's rent or part thereof, deposit and tenancy agreement fees will be required before handing over the keys for occupation. Only cash, banker's draft or building society counter cheque will be accepted at this stage. Future rent payments will be required on a direct debit basis, unless stated otherwise. A TERM CERTAIN IS FOR A FIXED PERIOD WHICH NEITHER THE LANDLORD NOR TENANT MAY BRING TO AN END BEFORE THE EXPIRY OF THAT TERM OTHER THAN FOR A BREACH OF COVENANT. Successful tenants should keep a copy of these particulars for future reference. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied.