



RYALLS BARN

Manor Farm, Appleford, Abingdon, Oxon OX14 4PA



Location

The premises are situated at the end of Church Street at Manor Farm, Appleford, which lies to the south of Abingdon and to the north of Didcot. The site is ideally situated for the A415 giving access to:

- A34 (3 miles)
- Abingdon (3.5 miles)
- Didcot (4 miles)
- M40 junction 7 (13 miles)
- Oxford (10.5 miles)
- M4 junction 13 (16.5 miles)

The mainline railway between Didcot and Oxford has a station at Appleford, and a range of local shops and post offices can be found in Didcot and Abingdon.

Description

The unit offers modern office accommodation over a single floor. Two large office spaces are situated at either side of an entrance hall, with two smaller office accessible through one of the large rooms. Furthermore, there is a W.C. and small kitchenette situated adjacent to the entrance. Externally, there is ample car parking to the front of the building.

Net Internal Area: approx. 733 sq. ft. (68.1 sq. m).

Accommodation and Features

- Ample parking
- Oil fired central heating
- Kitchenette
- W.C
- Sealed double glazed windows
- Mains water and electricity
- Private drainage
- Telephone line connection (subject to BT terms and conditions)



Rent

Rent on application A deposit equivalent to one quarter's rent will be payable on commencement of the lease.

Terms

The premises are available for occupation for B1 use from May 2022. The lease is to be on an internal repairing and insuring basis with negotiable terms.

Legal Costs

Each party to bear their own legal costs in connection with the property.

Service Charge

In addition to the rent, the tenant will pay to the landlord a service charge to cover the buildings insurance, maintenance of common areas, access ways and the surrounding grounds, together with drainage. Estimated to be in the region of £1000 p.a.

VAT

Any reference to price is deemed to be exclusive of VAT unless expressly stated. Any offer received by Adkin will be deemed to be exclusive of VAT.

Business Rates

The tenant is responsible for business rates.

EPC

EPC rating: C

Outgoings

The tenant is responsible for all services and outgoing.

Viewings

Strictly by appointment with the sole letting agents, Adkin. Please contact Emily Ham on 01235 862888.



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. 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.



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