



First Floor Office-11a Ock Street

ABINGDON, OX14 5AL



First Floor Offices at 11a Ock Street, Abingdon, OX14 5AL

Location

Abingdon is a thriving Oxfordshire market town situated on the River Thames and offering excellent road links via the nearby A34 to Oxford and the Midlands, or south to Newbury and the M4 Motorway. London is approximately 45 minutes by rail from the nearby Didcot Parkway Station.

Accommodation

Light and spacious contemporary office space in a busy town centre location measuring approx. 700 sq.ft.

- Dedicated entrance
- Large open-plan reception with three further offices
- Self-contained kitchenette and WC
- Double glazing throughout
- Gas central heating
- Air conditioning
- Fibreoptic cable to the premises
- In good decorative order

Terms

Offered on flexible terms with the ability to potentially purchase the freehold of the building in due course.

Rent

£9,200 per annum payable monthly in advance.

Business Rates

The current rateable value is £9,200 p.a. The charging authority is Vale of White Horse District Council enquiries should be made to confirm actual rates payable.



Legal Costs

The Tenant is expected to pay a contribution towards the Landlord's legal fees and thereafter each party to bear their own legal costs incurred.

VAT

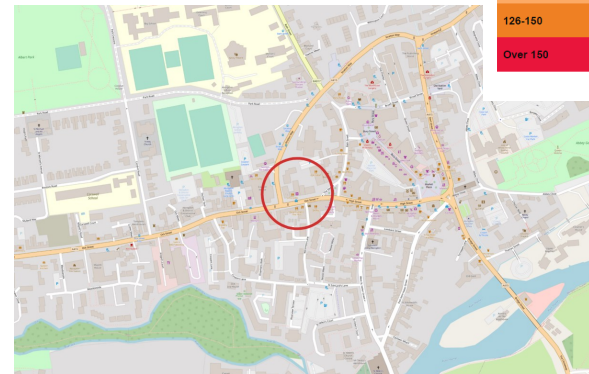
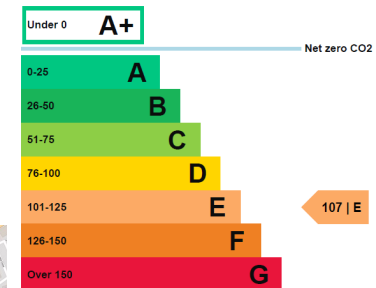
Any reference to price is deemed to be exclusive of VAT unless expressly stated. Any offer received by Adkin will be deemed to be exclusive of VAT. VAT is not currently charged.

Outgoings

The Tenant is responsible for all outgoing.

EPC

EPC rating E. This can be viewed at: <https://find-energy-certificate.service.gov.uk/energy-certificate/4787-0178-7000-5827-6404>



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.



Adkin for themselves, and the Vendors of this property, whose Agents they are, 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 Adkin, or the Vendor; (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) The Vendor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Particulars and Photographs: April 2023 Reference: KHB/N/7001.

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