



FOX COVERT YARD

Goring Road, Woodcote, South Oxfordshire RG8 7SL



Fox Covert Yard is a commercial premises historically operating as a contractors yard but now with a mix of commercial tenants. The recently sited cabin offers modern office space and associated external yard space in a pleasant and quiet rural location.

Location

The premises are situated 0.5 miles south of Woodcote on the B471 Goring Road, with good access to Wallingford in 15 minutes (7.5 miles) and Reading and the M4 motorway in 20 minutes (9 miles).

Features

- The office extends to approximately 27m² (295 square feet)
- External yard area (hardstanding) of approximately 527m² (5675 square feet)

Power is not currently supplied to the cabin but is available nearby as is fibre optic cabling. The property is accessed via lockable gates. Welfare facilities are available for use by the tenants.

Terms

The premises are available on flexible terms to be negotiated with immediate occupation.

Rent

The property is available at a guide rent of £8000 per annum payable monthly in advance. Services will be charged according to usage. There is no service charge.

Business Rates

The charging authority is South Oxfordshire Council. The tenant is to be liable for all business rates.

Legal Costs

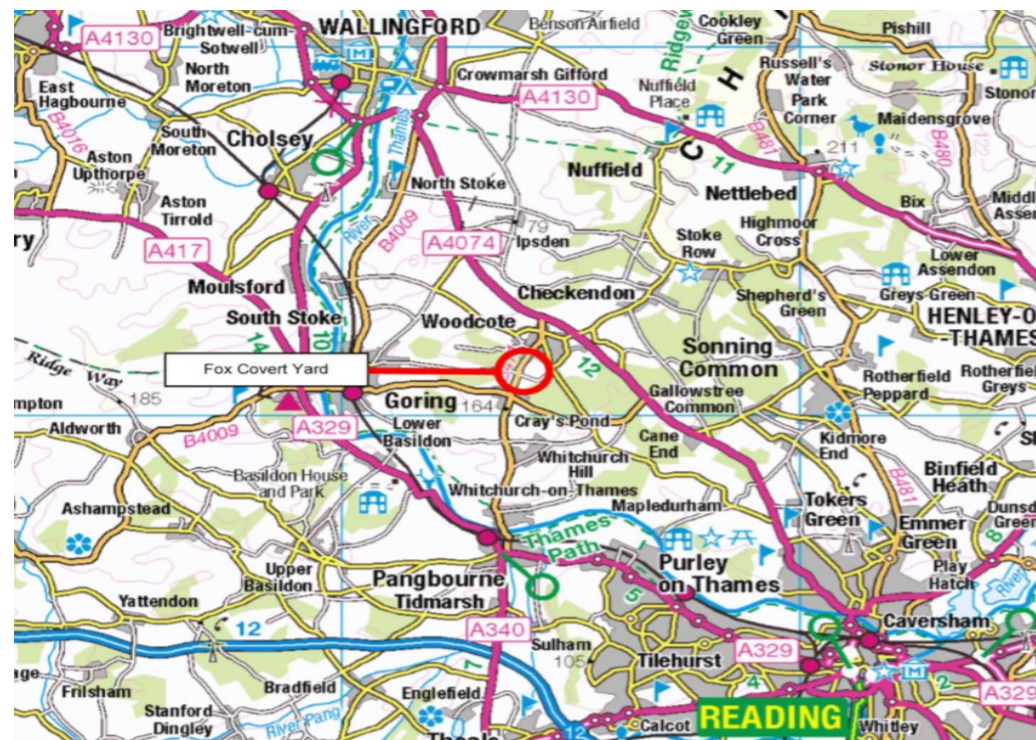
The Tenant is expected to pay a contribution towards the Landlord's legal fees and thereafter each party to bear their own legal costs incurred.

VAT VAT is not currently charged on the property.

Outgoings The Tenant is responsible for all outgoing.

Contact

For further information please contact Jeremy Loxton. Telephone **01235 862888** or email jeremy.loxton@adkin.co.uk



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