



Key features:

- Open plan offices with partitioned meeting rooms
- Category 2 lighting
- Kitchen
- Five allocated car parking spaces

To Let/May Sell

1,424 Sq ft (132.3 Sq m) Approximately

To Be Refurbished

MAY BE ELIGIBLE FOR SMALL BUSINESS RATES RELIEF

01865 848488

www.vslandp.com

LOCATION

Elm Place is situated on the outskirts of Eynsham, located adjacent to the A40 Oxford to Witney Road. The premises therefore enjoy good road communications via the A40 to Oxford (7 miles) and Witney (6 miles), with the M40 providing access to London and northwards to the Midlands.

DESCRIPTION

Elm Place is an attractive development of nine office/studio units arranged in a courtyard environment and constructed to a high specification with Cotswold stone walls and a stone slate roof. Unit 7 is a two storey mid terrace unit offering predominantly open plan offices with partitioned meeting rooms.

- Recessed lighting
- Network cabling
- Kitchen
- Carpets throughout
- Intruder alarm
- WC facilities

ACCOMMODATION

The property comprises the following approximate net internal floor areas:-

	Sq Ft	Sq M
Ground Floor	776	72.0
First Floor	649	60.3
Total	1,424	132.3

TERMS

The property is available on a new full repairing and insuring lease at a rent of **£20.00 per sq ft**. The freehold is available at a quoting price in excess of **£290,000** (Two Hundred and Ninety Thousand Pounds) plus VAT.

BUSINESS RATES

Rateable Value (2017): £18,000

2017/18 Multiplier: 0.466

Eligible for Small Business Rates Relief

All rateable values should be verified by the incoming party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

A service charge equating to £2,103 plus VAT per annum is payable in respect of common facilities.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

The incoming tenant will be responsible for their own legal costs in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE

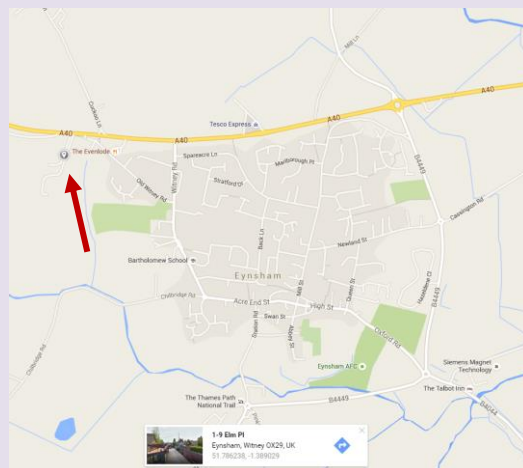
To be commissioned.

VIEWINGS

Strictly by appointment with the sole letting/selling agents:

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- MARCH 2018
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