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To Let - Industrial/Storage



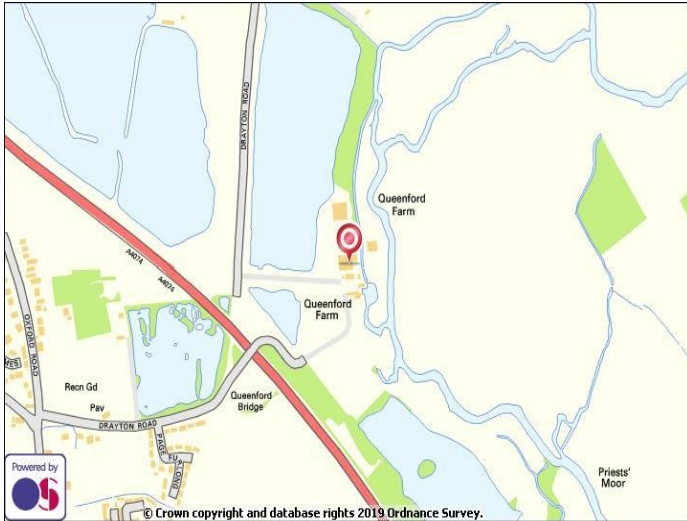
Unit 3, Queenford Farm, Dorchester-on-Thames, Wallingford OX10 7PH
1,967 sq ft (182.73 sq m) £13,000 per annum

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Location



Dorchester-on-Thames is located just off the A4074, 9 miles south of Oxford. The A34 is approximately 6 miles away and the M40 approximately 9 miles away. The towns of Wallingford, Didcot and Abingdon are within an 8 mile radius.

Description

The property comprises a workshop/storage unit with a mezzanine office.

The unit is part of a complex of similar buildings and has the benefit of good HGV access and extensive car parking. 3 phase electricity. Door height 4.18m.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	1,636	151.98
Mezzanine	331	30.75
Total Area	1,967	182.73

EPC

Awaiting EPC.

VAT

VAT is payable in respect of this property.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

A new FRI lease for a term by arrangement.

Business Rates

Rateable Value : £7,500

Rates Payable : £3,607.50

Small business rates relief may be available to eligible tenants.

Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with the Sole Marketing Agents:

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