To Let - Office/Class E

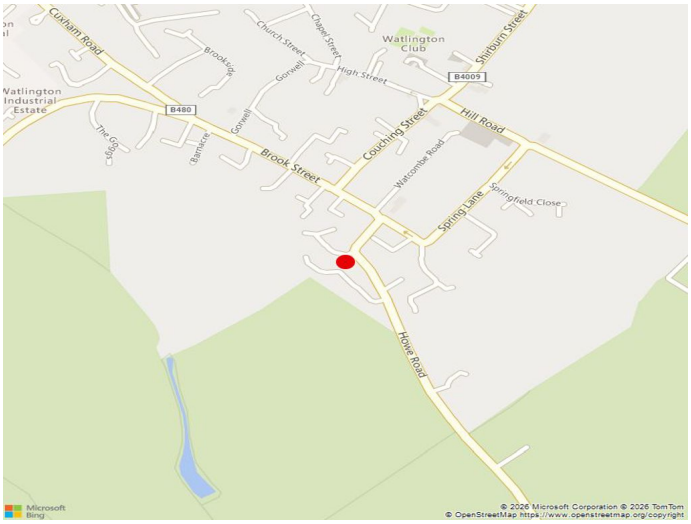


Unit E, Watcombe Manor, Ingham Lane, Watlington, Oxfordshire OX49 5EB

1,439 sq ft (133.68 sq m)

£29,000 per annum

Location



Ingham Lane is located just off the B480. The New Barn is within easy walking distance of Watlington town centre offering many independent shops and amenities, conveniently located for junction 6 of the M40 motorway which is just a five minute drive away. Henley-on-Thames is 11 miles to the south and Oxford 16 miles north west.

Description

Ground and first floor quality offices with parking in an attractive rural setting. Fibre broadband, CCTV and fully carpeted with disabled wc facilities. The offices offer a modern, bright open plan space. There are 6 car park spaces plus potential overflow.



Accommodation

The accommodation comprises the following net internal area: 1,439

Floors	sq ft	sq m
Ground Floor	883	82.03
First Floor	556	51.65
Total Area	**1,439**	**133.68**

EPC

The EPC rating for this property is B.

VAT

VAT is applicable.

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 : £24,000
Rates Payable : £10,368
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:

John Jackson

Henley-on-Thames office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

Code for Leasing Business Premises
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: RICS

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