To Let - Office/Storage

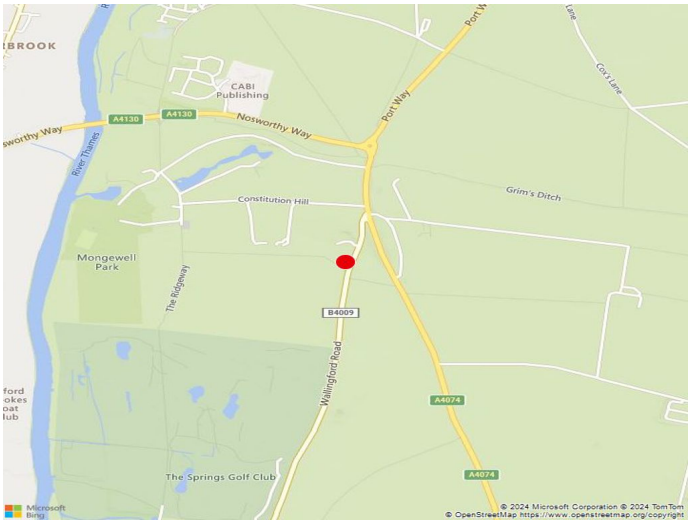


The Slate Barn, Mongewell Park Farm, Mongewell, Wallingford OX10 8DY

1,871 sq ft (173.82 sq m)

£22,000 per annum

Location



Mongewell is a hamlet on the edge of Wallingford which is a vibrant market town on the River Thames. Within its historic streets are an abundance of independent shops a selection of national chains and a thriving range of restaurants, bistros, cafes and pubs.

Description

The Slate Barn is a rural commercial barn with office and storage use.
There are up to seven car parking spaces to the front and access to an attractive rear grassed area. There is roller shutter access to the storage area. Fibre broadband is available.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor	1,170	108.69
First Floor	701	65.12
Total Area	**1,871**	**173.82**

EPC

The EPC rating is C.

VAT

VAT is not applicable.

Legal Costs

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

Terms

Available on a new lease for a term to be agreed.

Business Rates

Rateable Value : £9,600
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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