To Let - Industrial/Storage

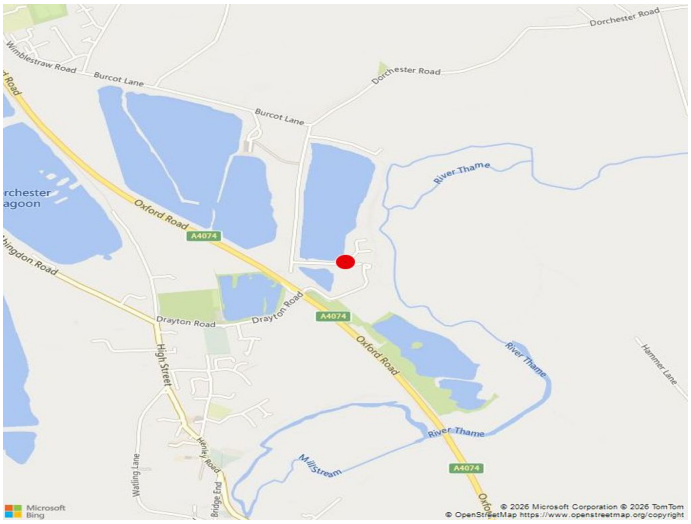


Unit 2 Queenford Farm, Drayton Road, Dorchester-on-Thames, Oxfordshire OX10 7PH

4,350 sq ft (404.12 sq m)

£30,000 per annum

Location



Dorchester-on-Thames is located just off the A4074 and 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. The warehouse/industrial unit is part of a complex of similar buildings, with car parking.

Description

Unit 2, Queenford Farm is a mid terrace industrial unit of steel portal frame construction with a steel sliding loading door. It is a basic workshop/storage unit with external wc facilities. It has a 100a three phase power supply and there is ample parking.



Accommodation

The accommodation comprises the following net internal areas: 4,350 sq ft

Floors	sq ft	sq m
Ground Floor	4,350	404.12
Total Area	**4,350**	**404.12**

EPC

TBC

VAT

VAT is payable in respect of this property.

Legal Costs

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

Terms

A new effective FRI lease on terms to be agreed.
Quoting rent: £30,000 per annum.

Business Rates

Rateable Value : £31,000
Interested parties should make their own enquiries directly with South Oxfordshire Council Business Rates Department. Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

Contact

Strictly by appointment with the Joint Marketing Agents:

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

and

Bruce Raybould
Oxford office
Tel: 07940 011438
Email: braybould@marriottsoxford.co.uk

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

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.