

3A QUEEN STREET, DORCHESTER-ON-THAMES, WALLINGFORD, OX10 7HR

Characterful offices – 694 to 846 sq ft (64.5 to 78.6 sq m)



- Re-configured and upgraded in 2007 to a high standard
- Exclusive use of kitchen and toilet
- Attractive village location
- Good access to Oxford's ring road
- Convenience store, hotel & inns nearby

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Description

Period offices converted in 2007 to a high standard and offering functional offices over two floors.

Features include:

- Stone spiral staircase
- Hot water radiator central heating
- Recessed spot lights
- Main office has full height storage units
- Double glazed windows with French doors
- Exclusive use kitchenette and toilet
- On-street parking on Queen Street
- Security alarm

The accommodation is likely to appeal to a range of businesses including marketing, design and professional firms. It enjoys a peaceful location having easy access to Oxford ring road, Didcot and Wallingford.

Location

The property is located in the historic South Oxfordshire village of Dorchester-On-Thames. The village is situated off the A4074, approximately 6 miles south west of Oxford and 3 miles north east of Wallingford. Didcot Parkway station is approximately 9 miles and Culham Station, 3 miles.



EPC

To be uploaded to www.parkerparr.com when available.



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Accommodation

The unit has the following approximate net internal floor areas:

	sq ft	sq m
GROUND FLOOR:		
Offices	314	29.1
Kitchen/ancillary	120	11.2
Toilet	-	-
FIRST FLOOR *:		
Offices	260	24.2
Total	694 *	64.5

* Please note: an additional first floor office of 120 sq ft can be included if required, to give a total of **846 sq ft**.

Terms

The office is available on a new effective full repairing and insuring lease for terms to be agreed.

Rent

On application

Building charge

A building charge will be levied to cover a contribution towards utilities, heating, landlord's costs of external maintenance, business rates and buildings insurance.

VAT

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

Legal Costs

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

Viewings

Strictly by prior appointment with sole letting agents:

Parker Parr T:01235 862 826
Tim Parr E: tparr@parkerparr.com

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