

9 VINEYARD CHAMBERS, ABINGDON

Sat Nav: OX14 3PX

Ground floor Office - To Let

1,250 sq ft (116.1 sq m) NIA approx



- Modern Office/A2 unit
- Popular spot for recruitment & letting agents
- Prominent town centre location
- On-site parking



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Description:

9 Vineyard Chambers comprises a ground floor office suite within a modern office development offering the following specification:

- Suspended ceiling with recessed lighting
- Four car parking spaces: two designated spaces in rear car park plus two permits for Charter multi storey
- Male and female toilets
- Gas fired central heating
- Front and rear entrances

Location:

The historic market town of Abingdon is located approximately 8 miles south of Oxford and to the east of the A34. The A34 provides direct access to the M4 (J19) and M40 (J9).

Vineyard Chambers are prominently located on the south side of Vineyard, close to its junction with Stratton Way & Stert Street. There is vehicular access to the rear private courtyard from Abbey Close. Convenient for shopping, Waitrose supermarket, public car parks and River Thames.

Accommodation:

The property has the following approximate net internal floor areas:

		sq ft	sq m
GF	Entrance lobby	-	-
1F	Offices	1,153	107.1
1F	Kitchen	97	9.0
Total		1,250	116.1

Terms:

The property is available by way of a new effective FRI lease for a term to be agreed.

Rent:

On application or via our website.

Business Rates:

We understand that the premises have a 2017 draft Rateable Value of £15,750.

www.tax.service.gov.uk/view-my-valuation

Business Rate multiplier for 2016/17 is 0.467

Service Charge:

A service charge will be payable. Details on application.

VAT:

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

EPC:



Certificate reference number 0577-3070-0982-0090-4821. Download at www.parkerparr.com

Legal Costs:

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

Viewings:

Strictly by prior appointment with the sole agent. For further information:

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IMPORTANT NOTICE

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