



TO LET

S1C – 820 Sq ft (76.18 Sq m)

S1N – 1,366 Sq ft (127 Sq m)

Prefabricated Steel Romney Units

KEY FEATURES:

- Workshop/storage solution
- Flexible occupation
- Easily accessible location
- Electricity supply
- WC



DESCRIPTION

S1C and S1N are prefabricated Romney units benefiting from workshop and office space located on the popular Kingston Business Park.

- Workshop and office space available
- Flexible occupation
- Easily accessible location
- Electricity supply
- WC
- Storage solution

LOCATION

Kingston Business Park lies directly accessible from the A415 to the southern edge of Kingston Bagpuize. The A415 provides a direct road between Abingdon (6 miles) and Witney (8 miles). The A420 linking Oxford (9 miles) and Swindon (20 miles) also passes to the edge of Kingston Bagpuize and the site lies approximately ½ mile to the south on the A415.

LEASE TERMS

The property will be available on flexible terms to be agreed at a quoting rental of **£6.00 per sq ft** per annum exclusive plus VAT.

BUSINESS RATES

Rateable Value (2017): S1C – £3,000 & S1N – £4,750
2021/22 Multiplier: 0.499

All rateable values should be verified by the ingoing party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

There is a service charge raised in connection with common services within the building.

VAT

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

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.



VIEWINGS

Strictly by appointment with the joint letting agents:



Tom Barton
tbarton@vslandp.com



Tim Parr
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Tim Hardy
post@gilbertwalker.com

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