

## 1A, 5&6 MARKET PLACE, DIDCOT, OX11 7LE

First floor offices

2,100 sq ft (195.1 sq m)



- Professional town centre offices – EPC rating “C”
- Open plan offices with two meeting rooms
- Exclusive use kitchen
- Centrally heated & air conditioning
- Convenient for main-line rail & bus services

# 1A, 5&6 MARKET PLACE, DIDCOT, OX11 7LE

## Description

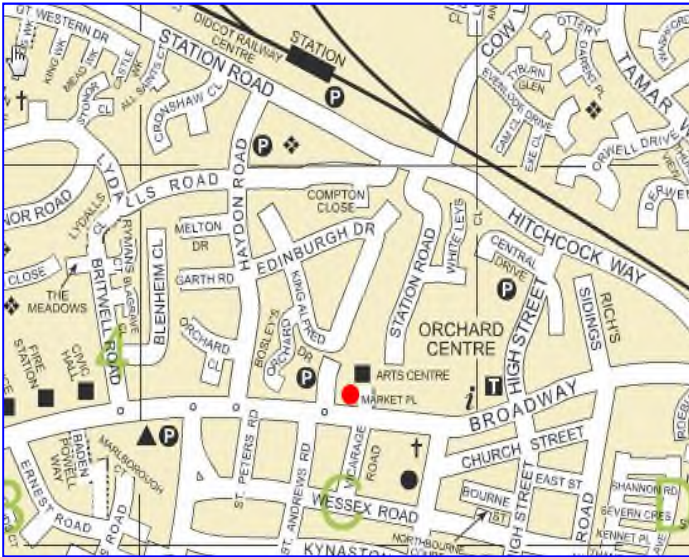
The property comprises a first floor office suite within a modern commercial building having brick elevations under a pitched tile mansard roof. The property has the following features:

- Canopied entrance with door entry phone system
- Currently open plan with two meeting rooms/offices
- Exclusive use kitchen
- Separate male and female toilet
- Up to three car parking spaces (subject to terms)

## Location

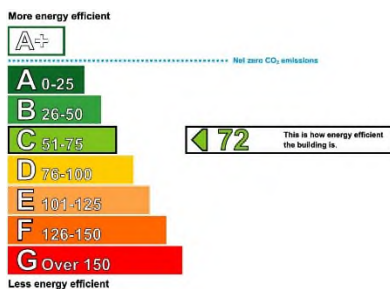
Didcot is a rapidly expanding market town with an established retail centre and growing commercial sector. The property is accessed from Market Place and has prominent first floor windows to Broadway with signage opportunity.

By rail, Didcot Parkway Station provides a regular commuter rail service to Reading (15 mins approx) and London Paddington (45 mins approx). By road, the A34 Milton Interchange is three miles to the east via the A4130.



## EPC

A "C" rating has been awarded. Certificate reference number: 9290-5931-0318-5020-3074  
Download in full at [www.parkerparr.com](http://www.parkerparr.com)



## Accommodation

The unit has the following approximate net internal floor areas:

|                          | sq ft        | sq m         |
|--------------------------|--------------|--------------|
| 1A – First floor offices | 2,100        | 195.1        |
| <b>Total</b>             | <b>2,100</b> | <b>195.1</b> |

## Terms

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

## Rent

On application or via our website [www.parkerparr.com](http://www.parkerparr.com)

## Building Service Charge

A service charge will be payable for landlord services to include maintenance of building & common areas, common services and utilities plus demise electricity and gas. Further details on application.

## Business Rates

RV: £17,500

2019/20 UBR Multiplier: £0.504

Interested parties are advised to independently verify their potential liability for Business Rates direct with the rating authority.

## 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 joint letting agents:

Parker Parr T:01235 862 826

Tim Parr

E: [tparr@parkerparr.com](mailto:tparr@parkerparr.com)

Draft details updated July 2019

