



## UNIT 7

DUNMORE COURT, WOOTTON ROAD, ABINGDON,  
OXFORDSHIRE OX13 6BH

Abingdon 1.5 miles | Oxford 7 miles  
Wantage 10 miles | A34 2 miles

Spacious ground floor studio premises suitable for retail or office use.

**£14,240 PER ANNUM | 82.7 Sqm (890 sqft) NIA**

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## DESCRIPTION

Unit 7 forms part of a former farm yard, skilfully converted to create a modern and characterful complex of mixed retail and office use.

Most recently used as a tanning studio the unit comprises one large room with character features including a large brick fireplace and high ceilings. The space lends itself to a range of public-facing uses including retail or wellness services, or would work equally well as an open-plan office space.

Internal measurements: 7.217m x 11.359m (This includes an open feature fireplace wall and a small bar/kitchenette area, both of which could be modified to suit).

In total 890 sq.ft (82.7 m2) Net Internal Area.

## LOCATION

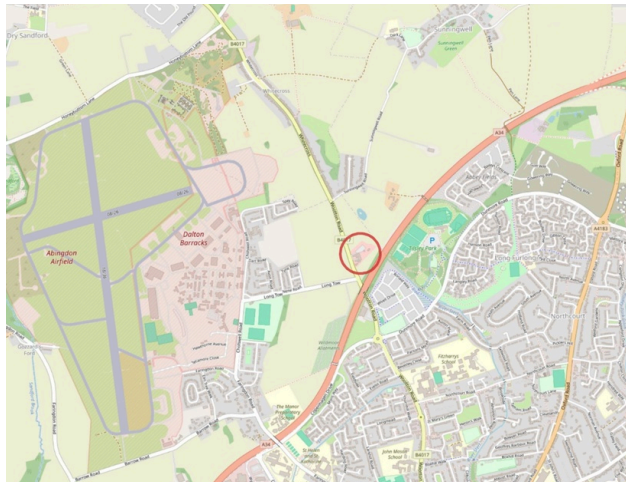
Dunmore Court is a well known local landmark on the Wootton Road immediately to the west of the A34 between the market town of Abingdon and the village of Wootton. The premises is conveniently situated for the A34, A425 and & A420, giving access to:

Abingdon- 1.5 miles  
A34 - 2 miles  
Wantage - 10 miles  
Oxford - 7 miles  
(Distances are approximate)

Mainline Railway Stations can be found at Didcot Parkway (8.5 miles) and Oxford (7 miles).

## DIRECTIONS

From Abingdon take the B4017 towards Wootton/Cumnor, continue under the A34 flyover and Dunmore Court can be found immediately on the right hand side.



What3Words:

Unit 7 can be found at What3Words location: ///blanket.reputable.cube

## SERVICES

Mains water, electricity and gas are connected to the unit. Foul drainage is by way of a septic tank maintained by the Landlord. Telephone and broadband lines are available subject to BT terms and conditions and these are to be organised by the tenant, together with any necessary computer and security systems.

## TERMS

The unit is available for occupation immediately by way of an effective full repairing and insuring commercial lease on negotiable terms for A1 (Retail) or B1(a) (Office) use.

## RENT

An initial rental of £14,240 per annum is sought.

## SERVICE CHARGE

In addition to the rent the Tenant will be liable for a service charge to cover property insurance, maintenance of common areas, car parks, roads and landscaping and all other services benefitting the unit and site.

## RATES

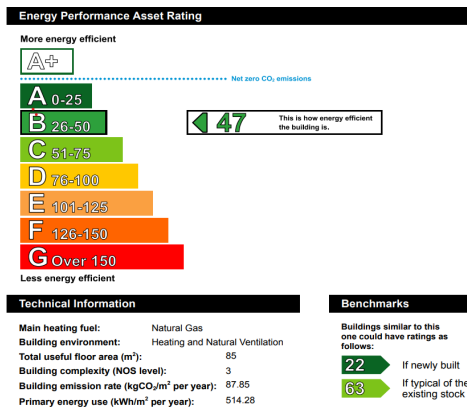
Business rates are payable by the tenant and can be obtained from South Oxfordshire District Council.

## LEGAL COSTS

Each party is to be responsible for their own professional fees incurred with this transaction.

## VIEWINGS

Strictly by Appointment with the letting and management Agents.



## IMPORTANT NOTICES

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