

UNITS 4 & 5, DUNMORE COURT

WOOTTON ROAD, ABINGDON, OXFORDSHIRE,
OX13 6BH

- Spacious ground floor premises
- Suitable for a range of uses
- Located in a rural setting with good road links.
- Currently divided into 4 office areas
- Toilet and kitchen facilities

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£22,000 P.A.X LEASEHOLD | 1370 sq ft (127 sq m)



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 are conveniently suited for the A34, A425 and A420, giving access to:

Abingdon - 1.5 miles

A34 - 2 miles

Wantage - 10 miles

Oxford - 7 miles

Mainline Railway Stations can be found at Didcot Parkway (8.5 miles) and Oxford (7 miles) but also a local connection at Radley (3 miles).

DESCRIPTION

Units 4 & 5 forms part of a former farmyard, skilfully converted to create a modern and characterful complex of mixed retail and office use. Units 4 & 5 are currently used as offices with one open plan office and a further 3 separate rooms with some character features being part of the old dairy. The space lends itself to a range of uses with a Net Internal Area of approximately 1370 sq ft / 127 m². Features include rooflights to part, gas central heating, toilet facilities, kitchen, wood and carpet flooring, outside courtyard and ample parking.

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 from 1 April 2026 by way of an effective full repairing and insuring commercial lease on negotiable terms for B1(a) (Office) use although uses falling within the amended Use Class E will be considered.

RENT AND DEPOSIT

An initial rental of £22,000 per annum is sought. A deposit equivalent to one quarter's rent would be payable upon signing a lease.

RATES

Business rates are payable by the tenant and can be obtained from Vale of White Horse District Council. The current rateable value from 1st April 2026 for Unit 4 is £12,750 and Unit 5 is £6,000.

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, utilities, landscaping, fire alarm maintenance and all other services benefitting the unit and site.

EPC

The property has an EPC rating of B

VAT

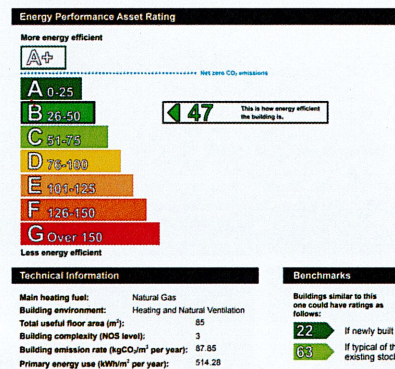
All prices quoted are exclusive of VAT unless otherwise stated. Any offer received will be deemed exclusive of VAT. It is our understanding that VAT will be charged at standard rate.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the letting and management Agents. Please contact Ella Cope (ella.cope@brown-co.com) or Emily Ham (emily.ham@brown-co.com) to arrange a viewing.



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