



## Unit 2, White Horse Business Park

Ware Road, Stanford in the Vale, SN7 8NY

**Flexible Industrial Unit  
Under Refurbishment  
With A Secure Yard  
Located In An Established  
Business Park**

**2,767 sq ft**  
(257.06 sq m)

- Secure Yard
- Strategic Commercial Location
- Allocated Parking
- Under Refurbishment

# Unit 2, White Horse Business Park, Ware Road, Stanford in the Vale, SN7 8NY

## Summary

<b>Available Size</b>	2,767 sq ft
<b>Rent</b>	£23,500 per annum
<b>Business Rates</b>	Please enquire
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	An Estate Service Charge will be chargeable, please enquire
<b>EPC Rating</b>	B (44)

## Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	sq ft	sq m
Ground	1,518	141.03
Mezzanine	1,249	116.04
<b>Total</b>	<b>2,767</b>	<b>257.07</b>

## Description

The property is a flexible industrial unit of steel portal frame construction, featuring a combination of brickwork and profile-clad elevations. Internally, the property is arranged to provide warehouse / workshop space at ground floor and at mezzanine level with an eaves height of 6.00m

Access is available through a pedestrian entrance to the front elevation and via a roller shutter door to the rear.

Externally, the property boasts four allocated car parking spaces to the front and a secure concrete / tarmac yard to the rear with perimeter palisade fencing.

The property is currently undergoing refurbishment improvements.

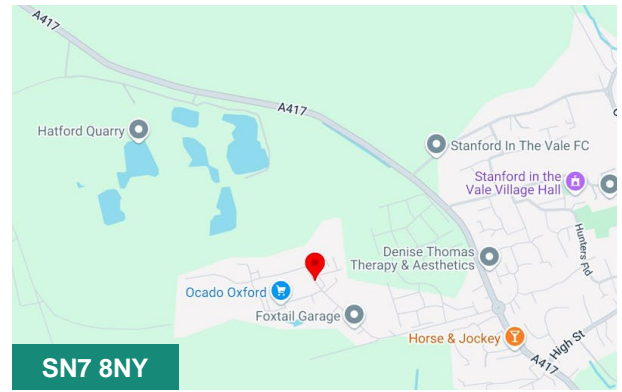
## Location

Situated on the A417 approximately 12 miles south-west of Oxford and 10 miles north-east of Swindon, Stanford in the Vale is an attractive village offering the dual advantages of a pleasant rural environment and good communications on a local and national level. Locally good access is provided to Oxford and Swindon, whilst, on a national level, swift communications are provided onto the M4, A40, and A34 trunk roads. The village is home to a growing residential population and is expected to undergo further commercial expansion over the coming years.

Within Stanford in the Vale, the subject property is located within White Horse Business Park. The Park is set in an idyllic location and benefits from picturesque countryside views

## Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.



## Viewing & Further Information



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