



Unit 2/3 Lockinge Stables, East Lockinge, Wantage, Oxfordshire OX12 8QH



*Lockinge
Estate*

Unit 2/3 Lockinge Stables, East Lockinge, Wantage, Oxfordshire OX12 8QH

EXTENSIVELY REFURBISHED CHARACTER OFFICE/WORKSHOP ACCOMMODATION ON THE EDGE OF THE VILLAGE OF EAST LOCKINGE AND EXTENDING TO APPROXIMATELY 1,866 SQ FT (173 SQ METRES)






SITUATION (all distances are approximate)

Unit 2/3 is situated within the Lockinge Stables complex of commercial units on the edge of East Lockinge village. East Lockinge is approximately 3 miles east of Wantage and just off the main A417. The towns of Abingdon, Didcot and Wantage are all readily accessible. Oxford and Newbury are within easy reach via the A34, which in turn provides access to the M4 and M40. Main line railway services are available from Didcot some 9 miles away.

The nearby village of Ardington has a well-equipped Conference Centre together with various businesses providing a range of services. These include a village shop & tea rooms, Public House and crèche/nursery school facilities.

DESCRIPTION

Unit 2/3, a converted Victorian building, formerly part of the Stables to Lockinge House, is constructed of brick under a tiled roof with feature roof light and offers high quality flexible single storey office/workshop accommodation extending to approximately 1,866 sq ft (173 sq metres) gross internal area.

- | | |
|---|--|
|  Gas Central Heating |  Exposed Timbers |
|  Kitchen Facilities |  Floor coverings will be provided dependent on unit end use |
|  Toilet Facilities | |
|  Free Car Parking | |

HEATING & SERVICES

All main services (gas, water, drainage and electricity) are connected to the property. Water is supplied by Lockinge Trust. The Tenant is responsible for organising all telephone, computer and security systems. Broadband available subject to BT Terms & Conditions.

ARB/LT/Particulars/Unit 2/3 Lockinge Stables. Particulars prepared September 2020.
Photographs taken December 2019.

Lockinge Trust give notice that (1) These particulars do not constitute, nor constitute any part of any offer or contract (2) All statements contained in these particulars as to this property are made without responsibility on the part of Lockinge Trust (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) Lockinge Trust does not make or give, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

AVAILABILITY

Available Immediately.

TERMS

Lease: Six year full repairing and insuring lease with the ability to give notice at six monthly intervals. Available immediately.

Initial Rent: £26,200 plus VAT per annum exclusive, reviewed at year three.

Legal Costs: The incoming tenant will bear any legal costs incurred by Lockinge Trust over and above £400 plus VAT.

OUTGOINGS:

Business Rates: Currently being reassessed.

Service Charge: £1,679.40 plus VAT per annum (1 October 2020 - 30 September 2021)

Buildings Insurance: £326.78 plus VAT per annum (1 October 2020 - 30 September 2021)

In addition to the above, the Tenant will be liable for all other outgoings including services connected to the property.

The information relating to business rates has been obtained from the Vale of White Horse District Council. All interested parties are advised to ensure they obtain confirmation of these figures direct from the District Council.

VIEWING

Strictly by appointment only, through the Lockinge Estate Office, telephone 01235 833200

ENERGY PERFORMANCE CERTIFICATE

Rated: C

