



TO LET

2,099 Sq ft (195 Sq m)

Prefabricated steel Romney Unit
incorporating workshop and offices

S2 Kingston Business Park, OX13 5AS

KEY FEATURES:

- Workshop & office space
- Flexible occupation
- Electricity supply
- Insulated
- WC



DESCRIPTION

S2 is a prefabricated Romney unit benefitting from workshop and office space located on the popular Kingston Business Park.

- Workshop and office space
- Insulated
- Flexible occupation
- Easily accessible location
- Electricity supply
- WC

LOCATION

Kingston Business Park lies directly accessible from the A415 to the southern edge of Kingston Bagpuize. The A415 provides a direct road between Abingdon (6 miles) and Witney (8 miles). The A420 linking Oxford (9 miles) and Swindon (20 miles) also passes to the edge of Kingston Bagpuize and the site lies approximately ½ mile to the south on the A415.

LEASE TERMS

The property will be available on flexible terms to be agreed at a quoting rental of £12,500 per annum exclusive plus VAT.

BUSINESS RATES

Rateable Value (2017): £8,500
2020/21 Multiplier: .499

All rateable values should be verified by the ingoing party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

There is a service charge raised in connection with common services within the building. More information from the agents.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE

D97



VIEWINGS

Strictly by appointment with the joint letting agents:



Tom Barton
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Tim Parr
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