

TO LET / FOR SALE

Carter Jonas



**UNIT 7 VINEYARD CHAMBERS
VINEYARD
ABINGDON
OX14 3PX**

**Prominent two storey office building in
a town centre location.**

- 187 sq m / 2,015 sq ft
- Central office location
- Modern open plan office space
- Eight car parking spaces

LOCATION

Vineyard Chambers occupies a prominent position, close to the junction of The Vineyard and Stert Street and north of Abingdon town centre. Public car parks are located closely to the property such as the Charter car park and the Civic car park.

Abingdon is well connected, located close to the A34, which provides direct links to the M40 south to access London, and M40 north which offers access to the Midlands and Birmingham.

The property is well connected to local transportation links, such as Radley and Culham train station, which offers direct routes into Oxford city in 6 minutes. The property is situated opposite Waitrose on Abbey Close, with Abingdon town centre located close by which offers a wide range of shops and restaurants such as; Costa, Pizza Express and ASK Italian.

DESCRIPTION

Vineyard Chambers itself comprises a semi-detached building forming part of a terrace. The subject property is arranged over 2 floors with office space on both the ground and first floors.

The property itself otherwise benefits from:

- Suspended ceilings
- Male and female and disabled WC's
- Carpeting throughout
- Inset lighting
- Gas central heating
- Air conditioning
- Kitchen facilities

Externally the property benefits from 8 exclusive car parking spaces.

ACCOMMODATION

The property has the following approximate Net internal floor area;

	Sq M	Sq Ft
Ground floor	82.27	885
First Floor	104.90	1,129
Total	187.17	2,014

TERMS

The property is available to either lease, or purchase of the long leasehold interest.

Leasehold: £35,000 per annum exclusive of all other outgoings.

Long leasehold: Offers in the region of £395,000

There is a service charge applicable further details on application.

BUSINESS RATES

Rateable Value - £27,250

Interested parties should confirm this figure by contacting Vale of White Horse District Council.

VAT

VAT is not applicable and therefore all figures quoted are excluded of VAT.

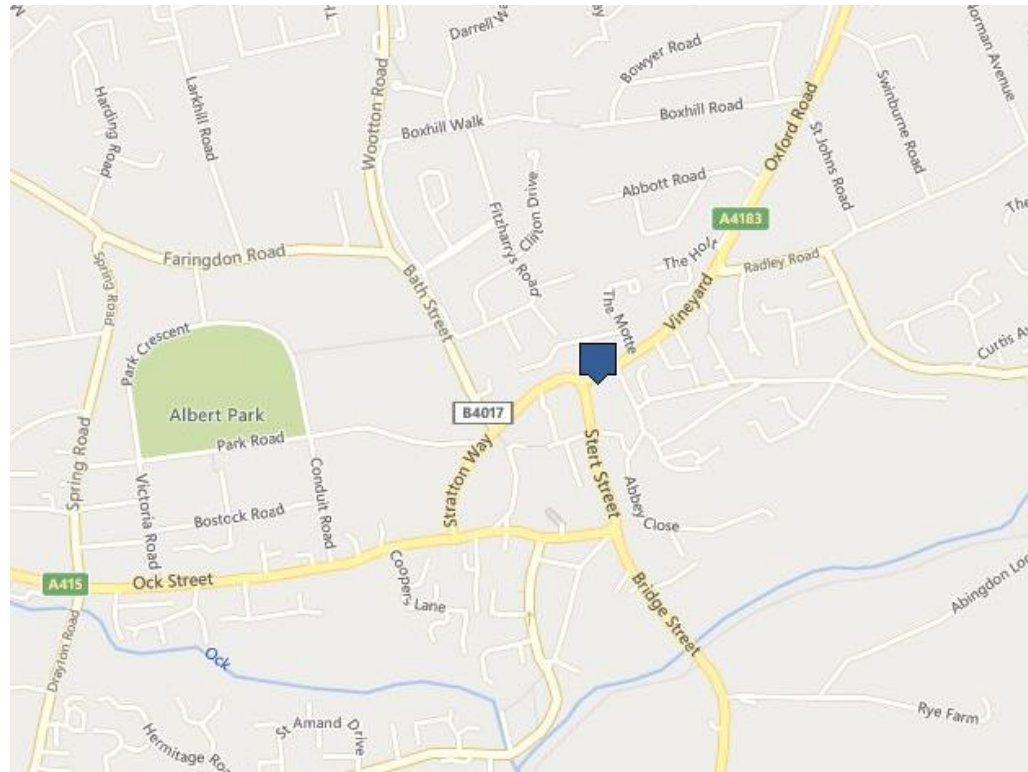
EPC

EPC rating - C 70

Further details available on request.



03.04.19



Viewing strictly by appointment through the sole agent

Robert Gibbons MRICS
Robert.gibbons@carterjonas.co.uk
Tel: 01865 517000

Mayfield House, 256 Banbury Road, Oxford OX2 7DE

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

Carter Jonas