

**Key features:**

- Fitted to high specification
- LED lighting
- Cat 6 cabling
- Comfort cooling
- Kitchenette

For Sale/To Let

1,265 Sq ft (117 Sq m) Approximately

High Quality Office Ready for Immediate Occupation

01865 848488

www.vslandp.com

LOCATION

The property is located one mile to the north of the village of Milton and Milton Park, approximately 3 miles south of Abingdon town centre. Bradfield Court is located just off the Milton Road an attractive location that benefits from a rural environment but sits in close proximity to the main business parks.

DESCRIPTION

Bradfield Court is a development of 5 units. Unit 5 comprises a two storey end terraced building of part brick and part timber construction beneath a pitched tile roof. There are 5 parking spaces as well as a garden area for the benefit of the property. Amenities include:

- LED lighting
- Fitted offices
- Cat 6 cabling
- Oil central heating / comfort cooling
- Alarm system
- DIA 100m broadband available with new contract
- Full access raised floor
- Video access intercom

ACCOMMODATION

The property benefits from the following approximate net internal floor areas:-

	Sq Ft	Sq M
Total	1,265	117

TERMS

The property is available with vacant possession at a quoting price of **£350,000** plus VAT. Alternatively the accommodation is available to lease at a rent of **£25,000 per annum exclusive**.

BUSINESS RATES

Rateable Value (2017): Ground Floor £5,000 First Floor £6,000
2018/19 Multiplier: 0.480

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

SERVICE CHARGE

The service charge for the period 1st January 2017 to 31st December 2017 was £1,070.

EPC B48

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.

VIEWINGS

Strictly by appointment with the sole selling agents:

Tom Barton/Duncan May

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