



Unit 16, White Horse Business Park, SN7 8NY  
TO LET £29,500 per annum

# Unit 16, White Horse Business Park Ware Road, Stanford in the Vale, SN7 8NY

£29,500 per annum Leasehold

## LOCATION

Situated directly off the A417 at Stanford in the Vale the popular White Horse Business Park provides easy access to Wantage (6 miles), Swindon (16 miles) and the City of Oxford (17 miles).

## DESCRIPTION

A detached industrial unit with own yard and ample room for articulated lorry access. Parking for 8 or more cars. The unit has a roller shutter door 4.92m(h) x 4.62m(w) and separate pedestrian door. Internally the unit provides warehouse space with offices for up to 9 people on both ground and first floor, kitchen rest room and WCs.

## AREA

Warehouse 291.48m<sup>2</sup>

Offices 65.26m<sup>2</sup>

Kitchen/store 9.81m<sup>2</sup>

Hall and Stairs N/A

Total Gross Internal 366.55m<sup>2</sup>

## SERVICES

Mains water, single phase electricity and drainage

## TERMS

The unit is available on an Full Repairing and Insuring lease for a term of five years or more. A service charge is payable as a contribution to estate access roads and common areas. Details from agents.

NB VAT is payable in addition to the rent quoted of £29,500.

## EPC

The property is rated as E.

## BUSINESS RATES

A Rateable Value of £23,250 is applicable. The Rate in the Pound payable is 50.4 pence.

## VIEWINGS

Strictly by appointment only.

01367 242422



marriotts  
property llp

Faringdon  
9 Market Place  
Faringdon Oxon  
SN7 7HL

T: 01367 242422  
E: [property@marriotts.co.uk](mailto:property@marriotts.co.uk)

[www.marriotts.co.uk](http://www.marriotts.co.uk)