



Key features:

- Landscaped setting
- 3 Storey design
- On site parking
- Local shops and amenities close by

Pre-Let/Pre-Sale Office Development/Land Sale Considered

2,669 - 8,008 Sq ft (248 - 744 Sq m) approximately, Net Internal Area

Plot Size : 0.52 Acres

Prominent Roadside Location in Busy Market Town between Oxford and Swindon

LOCATION

The property is situated on Park Road, an established commercial location. There is excellent access to the A420, the main Oxford to Swindon road. Faringdon is a busy Market Town with good local shopping facilities including Tesco and at the new Faringdon Retail Park development: Waitrose, Costa Coffee and Aldi. Faringdon is strategically located on the A420 approximately 18 miles west of Oxford and 10 miles north east of Swindon. The M4 and M40 are both within easy driving distance providing good links with London and Birmingham. Railway stations at Swindon and Didcot provide fast, direct routes to London (Paddington).

DESCRIPTION

The property will comprise a modern office block with the following features:

- Open plan/cellular office layout
- Suites from 2,669 sq ft
- Available as a whole or floor by floor
- Planning Permission P17/V2407/FUL
- Landscaped grounds
- Screened refuse disposal and recycling facilities
- Approved 3 storey design
- Available Summer 2019

ACCOMMODATION

The property comprises the following approximate net internal floor areas:-

	Sq Ft	Sq M
Ground Floor	2,669	248
First Floor	2,669	248
Second Floor	2,669	248
Total Floor Area	8,008	744

TERMS

The property will be available as a whole or on a floor by floor basis by way of a new full repairing and insuring lease for a term of years to be agreed, or alternatively available on a long leasehold basis. Further information available on request from the agents.

ALTERNATIVELY

The land is available for sale with existing consent for offices or subject to planning. The site area equates to approximately 0.52 acres. Further information available on request.

BUSINESS RATES

Rateable Value (2017):
To be assessed when building works complete
All rateable values should be verified by the ingoing party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

To be confirmed

VAT

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

LEGAL COSTS

The ingoing tenant will be responsible for their own legal costs in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE

To be commissioned on completion of works

VIEWINGS

Strictly by appointment with the sole letting/selling agents:

Nick Wilkinson
VSL & Partners
22 Bankside
Kidlington
Oxford
OX5 1JE
T: 01865 848488
E: nwilkinson@vslandp.com

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SUBJECT TO CONTRACT