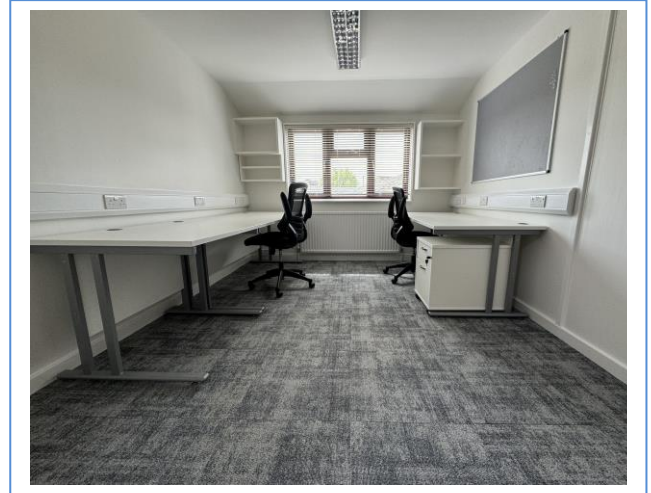


TO LET Semi-serviced offices at Stanford Business Court, High Street, Stanford in the Vale, nr. Faringdon in southwest Oxfordshire.



General description

Unit 10 within Stanford Business Court comprises of 5 individual, semi-serviced first floor offices (subject to availability) located off High Street in the centre of Stanford in the Vale, adjacent to the Co-op convenience store and post office.

Stanford in the Vale is situated approximately 2.75 miles southeast of the A420 (for Oxford/Swindon/M4) at Faringdon in southwest Oxfordshire, astride the A417 Faringdon to Wantage road.

Post code SN7 8LH. The entrance to Stanford Business Court is via the archway opposite the village school.

Current availability (All dimensions/areas approximate)

Office 2 – 3.54m x 2.91m (10.30sq.m/111sq.ft). See photo above.

Rent and charges

Office rents are inclusive of utility services including heating, Wi-fi, upkeep of the common parts of Unit 10, buildings insurance and business rates liability. Tenants must organise their own land line telephone service if required.

Office 2 - £350.00pcm

Availability

Now.

Summary of Terms

All lets are subject to proof of identity, domestic address and a satisfactory personal credit reference at a cost of £60.00 incl. vat;

Letting agreements are usually in the form of a self-approvable, Landlord & Tenant Act 1954 lease of not less than 12 months' duration, to be contracted out of ss.24 to 28 of Part 2 of The Act;
The overall length of stay is negotiable and if over 12 months will include a 1 month rolling break notice provision;
Rents are payable monthly in advance from the start of the agreement and are not subject to VAT;
And a Rent Deposit is payable = to 1 month's rent in advance, held by the landlord and refunded on vacating the premises subject to no rent arrears or damage to the room or common parts due to the tenant's use.

Facilities

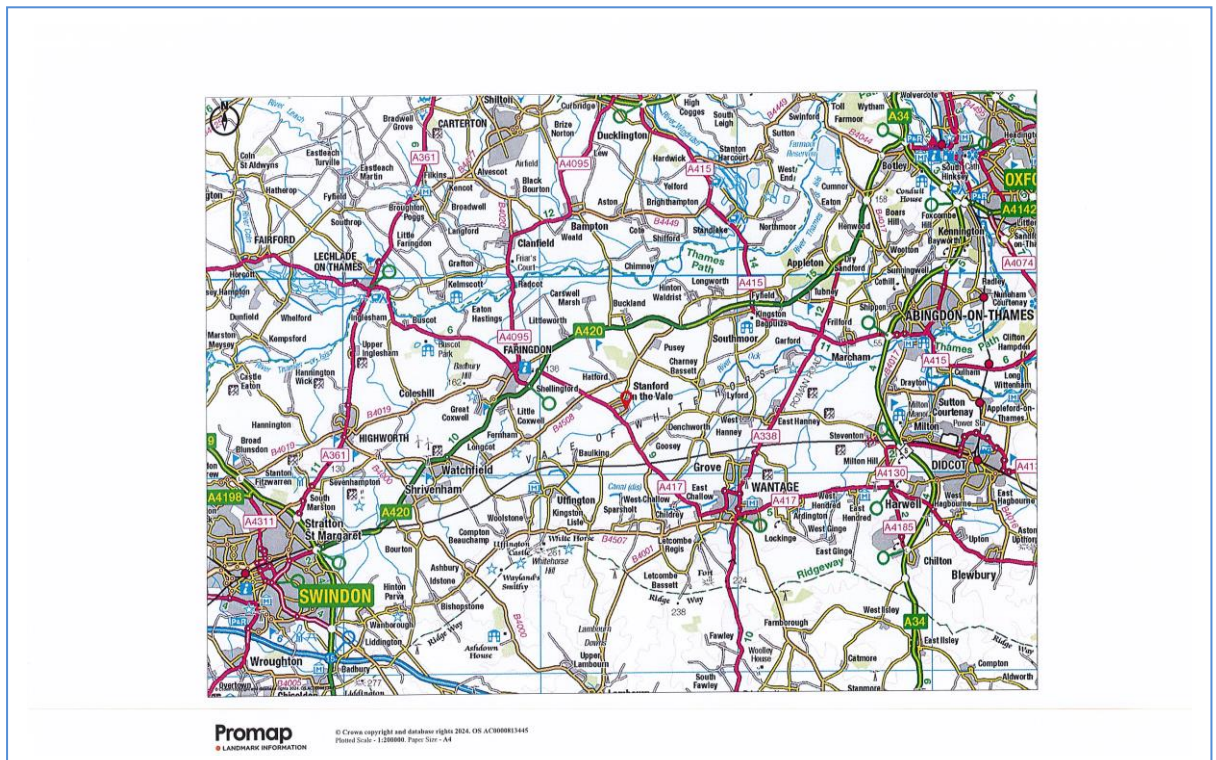
Basic office furniture (desk, chair & filing cabinet) is supplied;
There are shared welfare facilities comprising separate (ground floor) male and female WCs and a kitchen off the reception area;
All rooms are centrally heated; and
Allocated on-site parking is one space.

Energy Rating

A very good 67/C. Full details available on request.

Viewing

By prior appointment with the sole letting agent Green & Co Commercial and Development Agency, Monday to Friday only between 9am and 6pm. Tel. 01235 763561 ref. RH or email: robin.heath@greenand.co.uk



33 Market Place, Wantage, Oxon OX12 8AL

t. 01235 763561

e. cda@greenand.co.uk

Buyers must check the availability, any particular aspect of the property that could be of importance to them and book an appointment to view before embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER RIGHTS ACT 2015

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from Green & Co will be processed by us for the purpose of providing services associated with the business of an estate agent and for the additional purpose set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.