

# TO LET

## OFFICES IN PROMINENT LOCATION



20-21 Market Place  
Wallingford  
OX10 0AD

**1,900 Sq Ft (177 Sq M)**  
**Offices**

- 11 individual offices
- Reception area
- Attractive board room
- Carpeting throughout
- Kitchen
- Air conditioning
- Comms room
- Separate WC's
- Public parking nearby
- Close to shops & restaurants

20-21 Market Place  
Wallingford, OX10 0AD

**Rent:** £22,800 Per Annum

**EPC:** C59

**Rateable Value:** £18,250

### Description

The property forms part of a building within Wallingford's conservation area & the first floor offices are accessed to the right of the Lloyd's Pharmacy shop front. The property benefits from reception area, attractive boardroom, kitchen & WCs.

### Accommodation

Net Internal Areas	Sq Ft	Sq M
<b>Total</b>	<b>1,900</b>	<b>177</b>

### Location

Wallingford is a historic market town located to the south of Oxford on the River Thames. Wallingford is situated close to Thame & Henley, & is easily accessible from the M4, M40 & A34. Train services are available to & from Cholsey (2 miles) & Didcot Parkway (6 miles) with frequent services from both stations to London Paddington, Reading & Oxford.

### Tenure

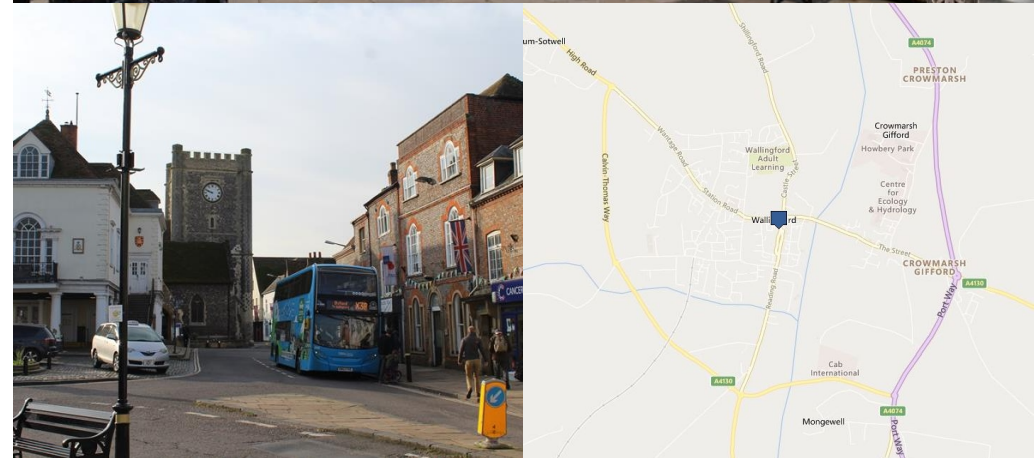
The property is held on a 10 year full repairing and insuring lease from 23rd July 2018, rent review July 2019. Break provision 22nd July 2023 with 12 months' notice. Available via an assignment or underletting.

### Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

### Business Rates

£18,250



### Contact

Viewing strictly by prior appointment:



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