

STABLES 3

Howbery Business Park, Wallingford OX10 8BA

TO LET



1,678 SQ FT
(156 SQ M)

Character Offices on a Thriving Business Park
on the Banks of the Thames

**Lambert
Smith
Hampton**

Stables 3, Wallingford OX10 8BA

Description

Stables 3 is a self contained unit within the Grade II listed Stables complex which is steeped in character and offers views overlooking the rose filled courtyard. The suite has been refurbished and is largely open plan with meeting rooms, offices and kitchen area. There is free parking on site, as well as the benefit of site security and the 24hr Helpdesk. The rent of £35.00 per sq ft is inclusive of rates, service charges and utilities.

ACCOMMODATION	Sq Ft	Sq M
TOTAL	1,678	156

Specification

- Refurbished and ready to occupy
- Self Contained Unit
- Benefit of existing partitioning
- Free Parking Onsite
- Air Conditioning
- Site security and 24hr Helpdesk

Location

Howbery Park is well located on the outskirts of Wallingford, in easy reach of Didcot, Oxford and Reading. Both Cholsey Station and Didcot Parkway offer main line train services into London Paddington and beyond. The park offers a car-sharing initiative to lower their carbon footprint. The park also has a Nursery, Gym and Cafe on site.

EPC

C (67)

Terms

A new full repairing and insuring lease is available directly from the landlord.

Rent

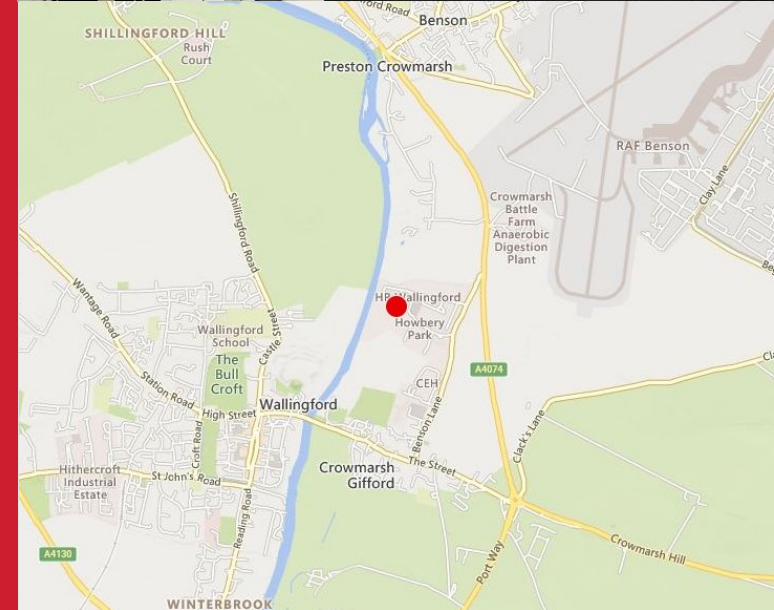
£35.00 Per Sq Ft

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



lsh.co.uk

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS. Date published: 28-Feb-2024

Viewings

By prior appointment only.

ARCHIE CHITTY
M 07544 801 888
E achitty@lsh.co.uk

ED LIFELY
M 07938 737 436
E ELifely@lsh.co.uk

**Lambert
Smith
Hampton**