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**FIELDS**

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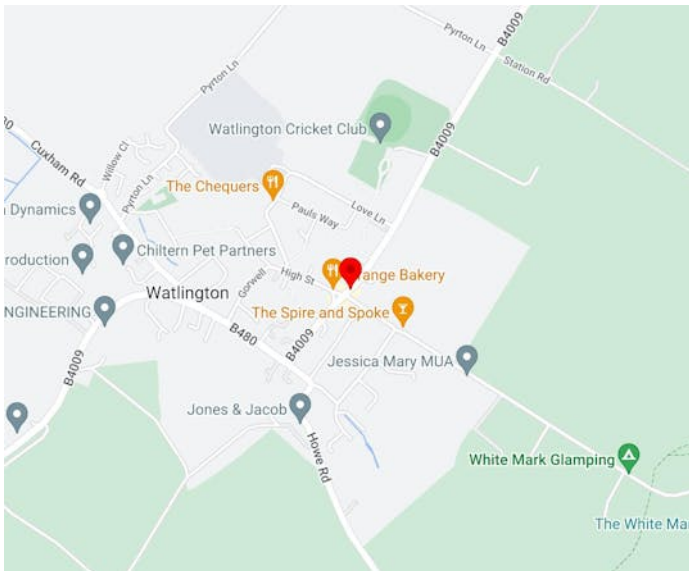
# To Let

The Old Brewery Tap, 3a Shirburn Street, Watlington, OX49 5BU



**Attractive Self-Contained Town Centre Offices 1,220 Sq Ft With  
Period Features And Parking**

**Size: 1,220 Sq Ft  
Rent: £15,500 Per Annum**



## Features:

- Self-contained character offices 1,220 Sq ft
- Town centre location & 5 car spaces
- Available immediately
- Grade II listed
- Alternative uses considered within Class E
- Period features throughout

EPC - E (120)

## Location

Located in the centre of the Watlington, which is well-connected with Junction 6 of the M40 motorway, only approx. 2 miles.

## Description

A very well-presented self-contained office in a Grade II listed property. The office comprises 4 main office areas, 1 enclosed office on the ground floor which also hosts an open working area, Kitchen and WCs.

The first floor provides a large open-plan office area with a step up to another office whilst also having a meeting room to the rear of the building.

This office has the benefit of 5 designated parking spaces in the car park to the rear of the property.

## Rates

The property lies within the rating area of South Oxfordshire, according to which the rateable value is as follows:

Rateable value - £TBC

Rates payable - £TBC

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

## Terms

A new lease is available

RENT: £15,500 + VAT per annum

## Viewings

Strictly by appointment with Fields.

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Generated on 08/07/2024



