



Unit 2, Brick Kiln Works, Childrey, Wantage, Oxon,  
OX12 9PG - TO LET £16,000 p.a.x,

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property llp

# Unit 2, Brick Kiln Works, New Road, Childrey, nr. Wantage, Oxfordshire, OX12 9PG

TO LET - £16,000 p.a.x. With Ample Parking

## LOCATION

Conveniently situated on the B4001 New Road, with easy access to the A417 & A420 Brick Kiln Works is a small privately owned light industrial estate located approx. half a mile north of Childrey village and 2.5 miles west of Wantage.

As you enter The Estate the premises will be found located to the right-hand side at the front of The Estate.

## DESCRIPTION

Providing recently re-furbished accommodation arranged across a ground floor Unit 2 offers an open-plan workshop with office and spray booth (suitable for use as a storage area also). A roller shutter door located at the front of the building leads directly into the workshop providing vehicular access. The unit benefits from strip lighting, fire alarm, 3 phase

electrics, and an independent toilet facility. To the exterior of the building is a gravelled area providing ample car parking.

## ACCOMMODATION

Workshop: 60'2" x 27' & 31' x 22'9"

Office: 12'6" x 10'7"

Spray Booth: 23' x 13'3"

WC:

Total G.I.F.A. approx. 2,789 sq.ft. (259 sq.m.)

## TENURE

A new Business Lease is available under full repairing terms. Lease to be excluded from The Landlord & Tenant Act 1954.

## DEPOSIT & VAT

A minimum 3 month rent deposit will be required. VAT

is payable.

## SERVICE CHARGE & SEPTIC TANK

A service charge is levied to cover cost of repairs to structure, & maintenance of communal area of The Estate & car park. A charge of £200 p/a is payable for emptying of the septic tank.

## BUSINESS RATES

Rateable Value £18,750.00

## ENERGY PERFORMANCE RATING

The premises have an energy rating of D.

## LOCAL AUTHORITY

Vale of White Horse District Council.

Tel: 01235 422422.

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