



Ground Floor, Zinc Building, Carterton, Oxon,  
OX18 1AD - RENT £21,000 p.a.x.

# Ground Floor, Zinc Building

Ventura Park, Broadshires Way, Carterton, Oxon, OX18 1AD

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LEASE FOR ASSIGNMENT £21,000 p.a.x.

## LOCATION

Situated on the ground floor of a modern purpose built office building the premises are located in an area of commercial occupiers approximately 900m north-east of Carterton's town centre. Prominently situated overlooking Broadshires Way the Zinc Building will be found directly opposite Carterton Leisure Centre.

## DESCRIPTION

The premises are located across a ground floor and comprises a suite of 7 offices plus reception area and an independent kitchen. Good natural light is provided to each office and the premises benefits from gas fired underfloor heating, suspended ceilings, and carpets throughout. Shared Ladies, Gents and disabled toilets are provided on the ground and first floor. To the exterior of the building is a private car park providing 5 dedicated spaces.

## ACCOMMODATION

Shared Entrance Foyer:  
7 individual glazed partitioned offices:  
Reception area:  
Kitchen:  
Total N.I.F.A. approx. 1,671 sq.ft. (155.2 sq.m.)

## TENURE - LEASE FOR ASSIGNMENT

Lease Terms  
Term - 5 years from 17th September 2021, outside The LTA 1954.  
Repairs - Tenant responsible for internal repairs.  
Utilities - Recharged based on 32.6% of total building. Approx. £6,602 for 2024.  
Buildings Insurance - Approx. £900.50 p/a, subject to annual review.  
Service Charge - Based on 32.6% of total building, approx. £6,900 p/a, for the management, maintenance & repair, of the external common &

structural parts.

Rent Review - 17th September 2024, to Market Rent.

Deposit - A rent deposit is required.

VAT

VAT is payable.

## LOCAL AUTHORITY

West Oxon District Council, Council Offices, Witney, OX28 1NB. Tel 01993 861000.

## ENERGY PERFORMANCE CERTIFICATE

The offices have a C rating.

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