



Units 1, 2 & 3, 29 Park Road, Faringdon, Oxon,

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TO LET

AVAILABLE IN PART OR WHOLE RENTS

As a Whole - £68,000 p.a.x.

Unit 1 - £33,000 p.a.x.

Unit 2 - £30,000 p.a.x.

Unit 3 - £5,000 p.a.x.

LOCATION

The Units are prominently situated in the heart of Faringdon's industrial area with frontage onto Park Street. Comprising two generously sized open-plan industrial units, with roller shutter door access to each. A further good quality office suite is located across a first floor at the front centre of the building.

Situated to the south of the town the Units are located approximately 3/4 mile due south of Farindon's Market Place. With access directly off Park Road the premises will be found between Protyre Faringdon and Toolstation.



Faringdon is an historic market town which lies at the edge of the Cotswolds, approximately 18 miles south-west of Oxford and 12 miles north-east of Swindon, and sits in the Vale of the White Horse. Known for its 100ft Folly Tower, which was the last major folly to be built in England, the town enjoys excellent transport links to the national

motorway network via the A420 which skirts the south-eastern edge of the town.

UNITS 1, 2 & 3
29 PARK ROAD
FARINGDON
OXFORDSHIRE
SN7 7BP

DESCRIPTION

Constructed from a steel portal frame with part concrete block & steel clad elevations under a pitched plasticised corrugated sheet roof the units are prominently located with frontage onto Park Road.

The premises comprise two good quality open-plan detached terraced industrial units with a further office suite, known as Unit 3, at first floor to the front and centre of the building. Unit 1 is located to the left-hand side. Unit 2 is located to the right-hand side and can provide a space independent to the rest of the property if required.

Both Unit 1 & 2 benefit from a roller shutter door providing vehicular access directly to the front of the building along with additional

pedestrian doors. Toilet and kitchen facilities are provided in each unit.

The premises benefit from fluorescent strip & sodium style lighting, 3 phase electrics, with an additional office within both Unit 1 & Unit 2. To the front of the buildings is a concrete hard standing providing ample parking.

ACCOMMODATION

The following measurements are approximate.

Unit 1 - G.I.F.A. 4,469 sq.ft.
Main Workshop: 59'5" av" x 49'8"
Workshop 2: 36'5" x 10'11"
Office 1 / Store: 20'2"max x 13'9"
Storeroom: 13'7"max x 10'2"

1st Floor Offices: 36' x 9'9"
Kitchen: 7' x 6'4"
Ladies & Gents WC's

Unit 3 - N.I.F.A. 461 sq.ft.
Office 1: 16' x 13'9" (with store cupboards)
Office 2: 16' x 13'6"max (with store cupboard)
Kitchenette: 5'1" x 4'2"
WC & Cloakroom:

Units 2- G.I.F.A. 4,009 sq.ft.
Workshop: 80'3"max x 49'7"max
Office: 25' x 17'8"
Kitchenette: 3'1" x 2'9"
WC's:
Total G.I.F.A. approx. 8,939 sq.ft. (830 sq.ft.)

VAT is payable.



LEASE TERMS

A new lease(s) is available for a minimum term of 3 years, to be excluded from the Landlord & Tenant Act 1954.

Deposit: A minimum 3 month deposit will be required.

Repairs: Full repairing, plus redecoration in the last 3 months of the term.

Insurance: Landlord insures the building, the Tenant reimburses the cost.

SERVICES

Mains water & waste, gas & electricity are connected to the property.

BUSINESS RATES

Rateable Values: Unit 1 £27,750, Unit 2 £24,500, Unit 3 £6,100

LOCAL AUTHORITY

Vale of White Horse District Council.

Tel: 01235 422422.

EPC RATING - D



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