

# Commercial Unit To Let

## Church Farm

Woodcote – RG8 0QX

The logo consists of the letters 'BWP' in a light blue, sans-serif font, centered within a solid grey square.

BWP

# COMMERCIAL UNIT TO LET

Unit 2, Church Farm, Woodcote RG8 0QX

ASKING RENT £25,000 pa

BWP



## Summary:

- An opportunity to lease this 2,515 sq ft commercial unit on an FRI basis.
- Can be split into one 1,840 sq ft unit and one 675 sq ft unit. Both with roller shutter doors.
- Located at Church Farm, Woodcote, close to the A4074.
- Internal mezzanine office 562 sq ft.
- Roller Shutter Doors
- Not elected for VAT.

**We are instructed to offer the building by way of a new lease for a term to be agreed.**

**Asking rent of £25,000 pa (excl)**

# Unit 2, Church Farm, Woodcote RG8 0QX

## ASKING RENT £25,000 pa

### Location:

The unit is located at Church Farm, Woodcote, close to the A4074.

### Description:

Church Farm is a popular local business estate consisting of a selection of commercial and storage units.

The unit is suitable for a number of commercial uses within Class E. Two roller shutter doors, W/C and mezzanine office extending to 562 sq ft.

### Areas:

**Unit 2 233.65 sqm. (2,515 sq ft).**

**Can be split into one 1,840 sq ft unit (inclusive of 562 sq ft mezzanine office) and one 675 sq ft unit.**

NB. Information provided by the Vendor, not measured by BWP Commercial Property.

### VAT:

Not elected for VAT.

### EPC:

N/A

### Term:

The units are being offered by way of new full repairing and insuring lease. For a term to be agreed.

**Asking rent of £25,000 pa for Whole.**

**1,840 sq ft unit: £18,290 pa (£1,524 pcm)**

**675 sq ft unit: £6,709.50 pa (£560 pcm)**

(exclusive of Business Rates, Insurance and Service Charge).

### Service Charge:

The landlord reserves the right to recover the cost of the upkeep of the Estate.

### Insurance:

Building Insurance is recoverable from the tenant.

### Business Rates:

The Rateable Value of the unit is £14,500. For rates payable enquiries should be made direct with the local authority. Small business rates relief may be applicable.





**BWP Commercial Property Ltd**

12a Hart Street  
Henley-on-Thames  
Oxfordshire  
RG9 2AU

[www.bwpcommercialproperty.com](http://www.bwpcommercialproperty.com)

Charley Burgess Senior Associate

e: [Charley@bwpcommercialproperty.com](mailto:Charley@bwpcommercialproperty.com)

t: + 44 (0)1491 818 180

m: + 44 (0) 7471 361 485

Iain Duckworth Director MRICS

e: [iain@bwpcommercialproperty.com](mailto:iain@bwpcommercialproperty.com)

t: + 44 (0)1491 818 180

m: + 44 (0) 7977 130 170

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