



FOX COVERT YARD

Goring Road, nr Woodcote, South Oxfordshire RG8 7SL



Fox Covert Farm is a commercial premises situated off the B471 Goring Road near Woodcote. A rare opportunity has now arisen to rent a secure Contractors Yard which has been operating as a base for a demolition company for a number of years and will be available with vacant possession from January 2024. The premises include a large external storage yard and a small Nissen barn. A portacabin office space is available by separate negotiation with the outgoing tenant.

Location

The premises are situated 0.5 miles south of Woodcote on the B471 Goring Road, with good access to Wallingford in 15 minutes (7.5 miles) and Reading and the M4 motorway in 20 minutes (9 miles).

Features

- External yard area (hardstanding) of approximately 1244m² (13,400 square feet)
- Nissen type barn of approximately 55m² (600 square feet)
- Mobile office/welfare unit of approximately 37m² (400 square feet) available by separate negotiation

The yard has exclusive access via lockable gates and benefits from high solid fencing.

Terms

The premises are available on flexible terms to be negotiated. The current tenant's long-term lease expires on 31 December 2023.

Rent

The property is available at a guide rent of £20,000 per annum payable monthly in advance. Services will be charged according to usage. There is no service charge.

Business Rates

The charging authority is South Oxfordshire Council. The tenant is to be liable for all business rates.

Legal Costs

The Tenant is expected to pay a contribution towards the Landlord's legal fees and thereafter each party to bear their own legal costs incurred.

VAT

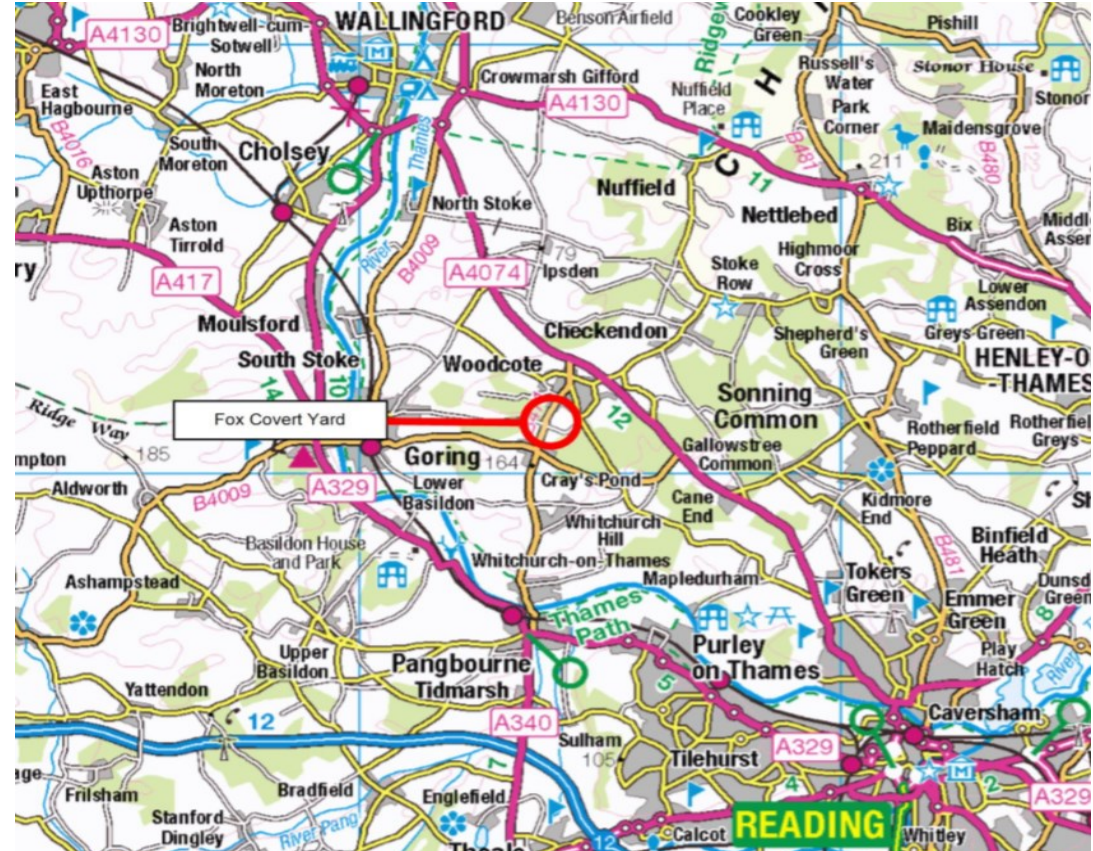
VAT is not currently charged.

Outgoings

The Tenant is responsible for all outgoing.

Contact

For further information please contact Jeremy Loxton at Adkin
Telephone **01235 862888** or email jeremy.loxton@adkin.co.uk



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Particulars: November 2023 Reference: JAS/H/1093

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