



FOX COVERT BARN

Goring Road, nr Woodcote, South Oxfordshire RG8 7SL



Fox Covert Barn is a traditional 19th Century barn with adjoining open-fronted outbuildings and yard area forming part of a larger commercial premises. The barn has been recently renovated and offers dry and secure storage or could be suitable for light industrial use.

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

- The barn extends to approximately 75m² (800 square feet)
- The open-fronted buildings extend to approximately 71m² (766 square feet)
- External yard area (hardstanding) of approximately 139m² (1495 square feet)

Power is supplied to the barn and the property is accessed via lockable gates. Welfare facilities are available for use by the tenants.

Terms

The premises are available on flexible terms to be negotiated with immediate occupation.

Rent

The property is available at a guide rent of £9,500 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 on this property.

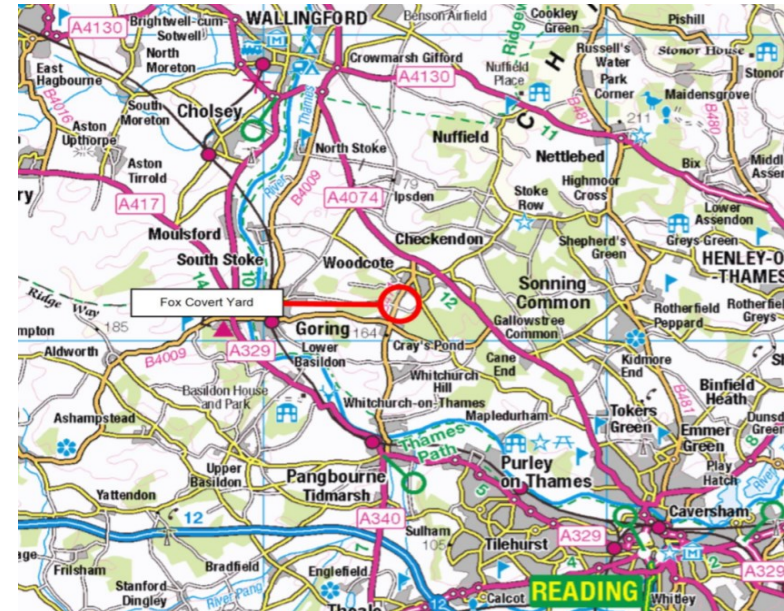
Outgoings

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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