



4 DEANES CLOSE, STEVENTON

ABINGDON, OXFORDSHIRE OX13 6SZ



Bright and spacious contemporary ground floor offices of approximately 1370sq.ft. (127m2) (NIA) in a convenient rural setting - 5 minutes from the A34.

Location

4 Deanes Close, Steventon is a self-contained ground floor office suite forming part of a farm yard converted to high quality commercial use in the mid-'80s. The Deanes Close development comprises several small and medium sized commercial units and is located off Stocks Lanes on the southern periphery of the village. Steventon lies 4 miles to the west of Didcot and 4 miles south of Abingdon. The village's facilities include a post-office, public houses and a Co-op store, all within walking distance.

- Quiet yet convenient rural location
- 1 mile to Milton interchange on the A34 linking the M4 and M40 motorways
- 4 miles to Didcot Parkway station, approximately 45 mins to London Paddington

Accommodation

- Office 1 (42.85m2)
- Office 2 (33.18m2)
- Meeting Room (19.49m2)
- Kitchen & two WCs
- Storage Rooms
- Mains Gas Central Heating
- Dedicated Car Parking Spaces



Terms

Available from 1st June for office use on a full repairing and insuring lease with negotiable terms.

Rent

An initial rent of £21,920 per annum exclusive is sought, payable quarterly in advance.

Service Charge

There is no service charge payable. The Tenant is responsible for all outgoings.



Business Rates

The tenant is to be responsible for the payment of business rates, and the current rateable value is £16,000. The charging authority is Vale of White Horse District Council and enquiries should be made to confirm the actual rates payable.

Legal Costs

The tenant is to make a contribution of £500 plus VAT towards landlord's legal costs and thereafter each party is to be responsible for their own legal costs incurred with this transaction.

VAT

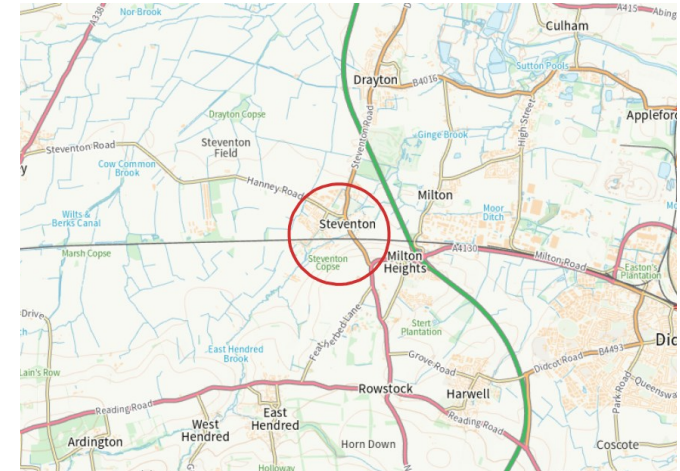
Any reference to price is deemed to be exclusive of VAT unless expressly stated. Any offer received by Adkin will be deemed to be exclusive of VAT. VAT is not currently charged.

Outgoings

The Tenant is responsible for all outgoings.

EPC

EPC rating TBC



ALL APPLICANTS SHOULD MAKE A CAREFUL NOTE OF THE FOLLOWING CONDITIONS AS THEY ARE AN IMPORTANT PART OF ENTERING INTO A TENANCY AGREEMENT SHOULD YOUR APPLICATION BE ACCEPTED. Successful tenants should keep a copy of these particulars for future reference. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied.



Adkin for themselves, and the Vendors of this property, whose Agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of any offer or contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Adkin, or the Vendor; (3) None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact; (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The Vendor does not make or give, and neither Adkin nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Particulars and Photographs: April 2024. Reference: JRL/G/8100.

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