



TO LET

S3 – 3,239 Sq ft (301 Sq m)

Detached prefabricated steel Romney unit

KEY FEATURES:

- Workshop & office space
- Flexible occupation
- Easily accessible location
- Insulated
- Electricity supply
- WC



DESCRIPTION

S3 is a prefabricated Romney unit benefiting from workshop and office space located on the popular Kingston Business Park.

- Workshop and office space available
- Flexible occupation
- Easily accessible location
- Insulated
- Electricity supply
- WC

LOCATION

Kingston Business Park lies directly accessible from the A415 to the southern edge of Kingston Bagpuize. The A415 provides a direct road between Abingdon (6 miles) and Witney (8 miles). The A420 linking Oxford (9 miles) and Swindon (20 miles) also passes to the edge of Kingston Bagpuize and the site lies approximately ½ mile to the south on the A415.

LEASE TERMS

The property will be available until June 2025. Rent upon application.

BUSINESS RATES

Rateable Value (2017): To be confirmed.
2021/22 Multiplier:

All rateable values should be verified by the incoming party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

There is a service charge raised in connection with common services within the building.

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE

D97



VIEWINGS

Strictly by appointment with the joint letting agents:



Will Davis
wdavis@vslandp.com



Tim Parr
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Tim Hardy
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