

Suite 3a&b Orchard House Deddington



Suite 3, First Floor, Orchard House,
Deddington OX15 0TD

Character Office To Let

Contact:
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Location

Orchard House is situated in the centre of Deddington off the A4260 approximately 6 miles south of Banbury and 23 miles north of Oxford and with easy access to the M40. Deddington is a large village with several shops, café, post office, restaurants and pubs.

Description

The property is 17th century Grade II listed with recent additions and is an established business centre in this popular village.

Suite 3a&b is a character office suite on the first floor with access via a spiral staircase.

Rent

£12,750 per annum inclusive of service charge.

01865 595143

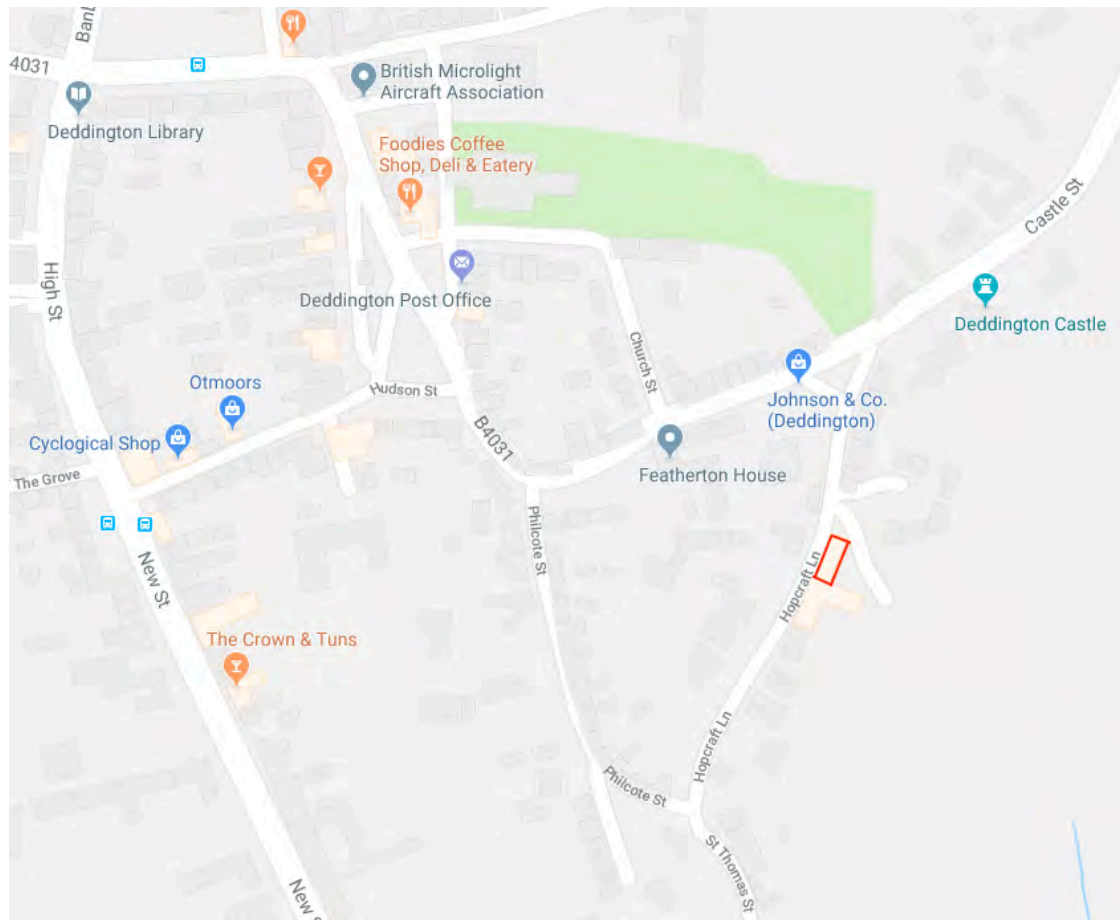
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10 Suffolk House, Banbury Road, Summertown,
Oxford, OX2 7HN

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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 108 This is how energy efficient the building is.

Technical Information

Benchmarks

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Accommodation

The office is situated on the first floor only with shared toilets and kitchen facilities and a meeting room.

First Floor: 600 sq ft 56 sqm

Main features include:

- Gas fired central heating
- Building alarm system
- Extensive car parking
- Key pad entry system

Tenure

The unit is available on a new lease outside of the Landlord & Tenant Act for a term to be agreed, incorporating a Mutual rolling break from 5th January 2022 on 2 months prior written notice. Alternative lease structures may be available on request.

Service Charge

The Service charge is included in the rent and covers electricity, heating, cleaning of the common areas, repairs of exterior and common areas but **excluding** business rates.

Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

EPC

An Energy Performance Certificate for the premises is available on request.

Legal Costs

The landlord requests a contribution of £500 + VAT towards their legal costs, which will be refunded upon completion.

VAT

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

Anti-Money Laundering Regulations 2017

JRBT is obliged by law to carry out Customer Due Diligence for anyone entering into a contract on properties marketed on behalf of our clients. The directors have an interest in this property.

Viewing

By appointment through joint agents:

Jordan Thomas - JRBT Commercial Property
01865 595143
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Owen Mathias - Mathias Perry
01636 815808
Owen@mathiasperry.co.uk

SUBJECT TO CONTRACT

APRIL 2019

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