



GROUND FLOOR STUDIO—UNIT 1

Home Farm Barns, Radley, Abingdon, Oxfordshire, OX14 3NG



Unit 1 Home Farm Barns is a character studio office situated on the ground floor offering 138 sq ft (12.82 sq m).

Location

The premises are situated on the western edge of Abingdon, 10 minutes from the town centre. Oxford City centre is only 15 minutes away via the A34. Both the M4 and M40 are within a 25 minute drive. The site has excellent access to:

- Abingdon town centre (3 miles), Oxford (6 miles), Newbury (25 miles)
- M40 J8a (14.5 miles)
- Chieveley—M4 J13 (21 miles)
- Mainline Stations: Radley (1 mile) & Didcot Parkway (10 miles)

Accommodation

- Ground floor studio
- Access to super fast fibre optic broadband available
- Category 5 data cabled
- LED lighting throughout
- Electric wall mounted heaters with double glazing
- Shared separate female, male & disabled toilet facilities & kitchenette
- Car parking spaces for staff & visitors

Terms

The premises are available for immediate occupation on an internal repair and maintenance basis with Class E (office) use. Other terms are open to negotiation.

Rent

The unit is available at a rent of £1,800.00 per annum payable monthly in advance.

Service Charge

In addition to the rent the Tenant will pay to the Landlord a Service Charge to cover public liability insurance, maintenance, services in communal areas and landscape maintenance. The 2023/24 service charge is £682.02 pa payable quarterly in advance, this will be reviewed again in March 2024.

Business Rates

The current rateable value is £1,500. The charging authority is Vale of White Horse District Council, enquiries should be made to confirm actual rates payable.

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: October 2023 Reference: KHB/W-7001/2014

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

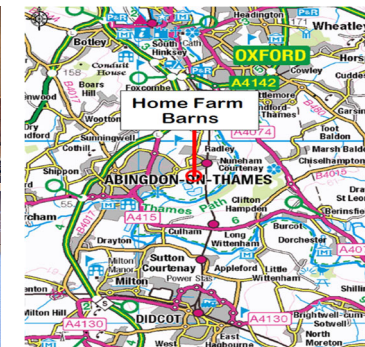
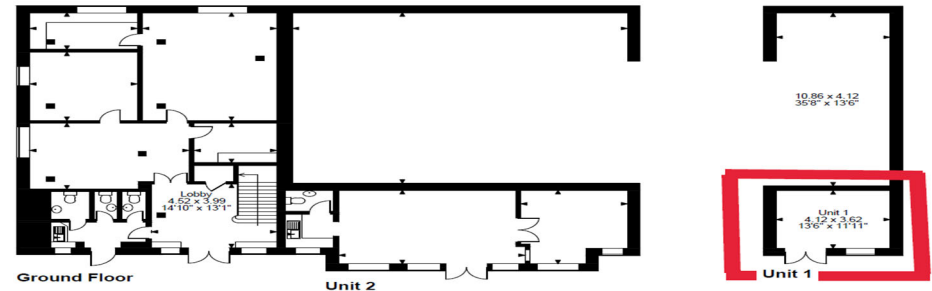
Any reference to price is deemed to be exclusive of VAT unless expressly stated. Any offer received by Adkin will be deemed to be exclusive of VAT. VAT is not currently charged.

Outgoings The Tenant is responsible for all outgoing.

EPC

 EPC rating A

<https://find-energy-certificate.service.gov.uk/energy-certificate/6694-7639-3821-8186-1113>



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.



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