



# UNIT 5 CROWMARSH BATTLE BARN

Preston Crowmarsh, Wallingford OX10 6SL



**Unit 5 Crowmarsh Battle Barns forms part of the prestigious and award winning premises converted from beautiful 300 year old Grade II Listed timber frame barns which now offer adaptable office suites in rural surroundings close to local facilities, measuring 1,848 sq ft (172 sq m) NIA.**

**Location**

The premises are situated within the Crowmarsh Battle Barns complex in the village of Preston Crowmarsh off the A4074 between Benson and Wallingford which provide extensive local services. The site has excellent access to:

- Wallingford town centre (2 miles)
- Central Oxford (12 miles)
- Reading (14 miles)
- Henley—on—Thames (12 miles)
- London - West (45 miles)
- M40 J 6 (10 miles)
- Cholsey Railway Station (4 miles)
- Didcot Parkway (9 miles)

**Accommodation**

- Separate meeting room
- Access to dedicated line for fast fibre optic broadband available
- Security system
- Fully carpeted
- Allocated parking spaces and visitor spaces
- Double Glazing
- Gas Central heating to radiators
- Full fire alarm system
- Separate Female, Male & Disabled toilet facilities and shower
- Attractive landscaped grounds
- CCTV

**Terms**

The premises are available for occupation on a full repairing and insuring basis for B1(a) office use from March 2024.

**Rent** Negotiable



**Service Charge**

In addition to the rent the Tenant will pay to the Landlord a service charge to cover property insurance, maintenance, services in communal areas and landscape maintenance. Fast broadband connection is available on a separate contract.

**Business Rates**

The current rateable value is £30,500 p.a. The charging authority is South Oxfordshire District Council. Enquiries should be made to confirm actual rates payable.

**Legal Costs**

Each party to bear their own legal costs in connection with the property.

**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.

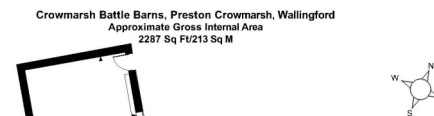
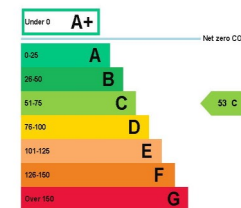
**EPC Rating C**

**Outgoings**

The Tenant is responsible for all outgoing.

**Viewings**

Strictly by appointment with Adkin. Please contact Ella Cope or Emily Ham on 01235 862888.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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