



# COLD STORE

Millets Farm, Garford, Abingdon, Oxon, OX13 5PD



## Location

The cold store is situated in the rural village of Garford at Millets Farm, Abingdon which lies to the west of Abingdon and southwest of Didcot. Ideally situated for the A420 giving access to:

- A34 (5 miles)
- Abingdon (7 miles)
- Didcot (3 miles)
- M40 junction 7 (11.5 miles)
- Oxford (11.5 miles)
- M4 junction 13 (11 miles)

The mainline railway between Didcot and Oxford has a station at Radley, and a range of local shops and Post Offices can be found in Abingdon or Wantage.

## Description

Purpose-built insulated cold store, steel portal frame and steel profile clad with single roller shutter door and steel profile roofing with plastic rainwater goods. Smooth concrete floor with power to lights and cooling unit which is currently operating at -2 degrees centigrade.

The cold store Gross External Area: approx. 6,500 sq. ft. (600 sq. m)

## Accommodation

- Forklift facilities available by separate arrangement
- Working plant installed 3 years ago
- Ample car parking
- Flexible site hours
- External storage available
- No toilet facilities however, this can be arranged by separate negotiation
- Potential for alternative use



## Terms

The cold store is available for occupation from August 2024.

## Rent

£39,000.p.a Exclusive. A deposit equivalent to one quarters rent will be payable on commencement of the agreement.

## Service Charge

In addition to the rent, the tenant will pay to the landlord a service charge to cover electricity and should further outside storage be required this will be agreed by separate negotiation.

## Business Rates

Business rates not currently assessed however, if required tenants will be responsible for all charges.

## Costs of Lease

Each party to bear their own legal costs incurred.

## VAT

Any reference to price is deemed to be exclusive of VAT unless expressly stated.

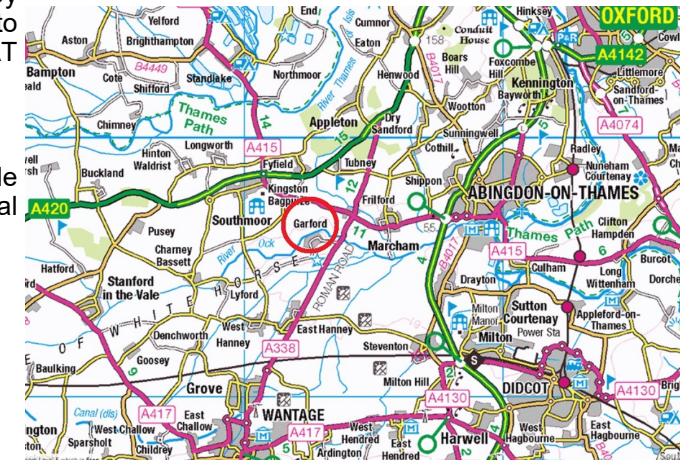
Any offer received by Adkin will be deemed to be exclusive of VAT. VAT is not currently charged.

## Outgoings

The Tenant is responsible for all services and internal repairs.

## EPC

EPC rating: Exempt



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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