



NORTH STOKE FARM OFFICE

North Stoke, Wallingford OX10 6BL



A former farm office extending to approximately 732 square feet (68 square metres) Net Internal Floor Area. The property is situated within a pleasant village setting and benefits from convenient external car parking space.

Location

The property is located at North Stoke Farm, which is located just off The Street in the village of North Stoke to the south of Wallingford. There are good transport links by road to nearby towns and local amenities, with the A4074 immediately to the east enabling access directly into Reading, whilst Cholsey railway station is located approximately 4 miles by road to the west. Approximate distances by road to the following locations are as follows:

- Wallingford 3 miles
- Oxford City Centre 15 miles
- Abingdon 13 miles
- M40 Junction 6, 12 miles
- Reading 11 miles
- Didcot Parkway Station 9 miles

Directions

Leave Wallingford town centre and head south via St Mary's Street for approximately 1 mile. At the roundabout, take the first turning signposted towards Reading. At the next roundabout, take the second turning onto Portway and then after approximately 0.2 miles, take the right turning signposted towards North Stoke. Follow this road for approximately 1 mile, then take the right turning onto Cook Lane. Follow the road into the centre of North Stoke and the property is located on the left side just after the bend.

Features

The property benefits from the following facilities:

- Character rich office space over 6 rooms
- Kitchenette
- WC
- Hard wearing flooring throughout
- Exclusive on-site parking
- Pedestrian access to both front and rear

Services

The property is connected to mains electricity and water together with mains drainage. Telecoms with broadband capability subject to service providers. The property has electric heaters throughout.

Terms

The unit is available on a repairing and insuring lease of negotiable terms for office use. The premises are available from August.

Rent

Rent at £10,980 per annum. A deposit equivalent to one quarter's rent will be required.

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 dated June 2024. Photographs taken August 2020. Reference: JAS/A/1035(a)

Service Charge & Outgoings

There is no service charge payable. The Tenant is responsible for all outgoing.

Business Rates

The current ratable value for 2024/2025 is £5200. The charging authority is South Oxfordshire District Council. The tenant is to be responsible for any business rates that may be payable. Small business rates relief may be applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred with this transaction.

VAT

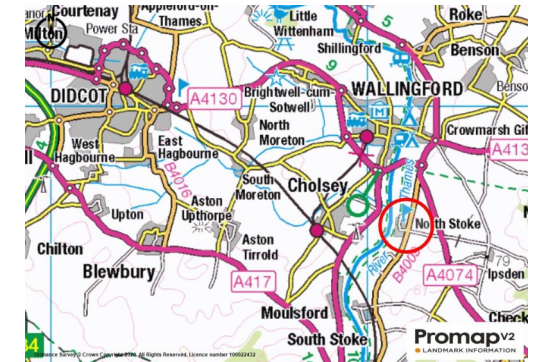
Any reference to price is deemed to be exclusive of VAT unless expressly stated. Any offer received by Adkin will be deemed to be exclusive of VAT.

EPC

EPC rating D.

Viewings

Strictly by appointment with the sole letting agent Adkin. Please contact Camilla Kilgour at (camilla.kilgour@adkin.co.uk) or Ros Murdock at (ros.murdock@adkin.co.uk) on 01235 862888.



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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