



Unit 3 & 9

The Glenmore Centre, Grove Business Park, Wantage, OX12 9GN

Modern Business Units on Popular Business Park

1,350 to 3,124 sq ft
(125.42 to 290.23 sq m)

- Modern high specification units
- 3 dedicated parking spaces per unit
- Three Phase Power
- Open Plan Office Accommodation
- Roller shutter doors
- Flexible workshop space to suit requirements

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Summary

Available Size	1,350 to 3,124 sq ft
Rent	£11 per sq ft
Price	Offers in excess of £455,000 Units also available individually
Rateable Value	£32,250 For business rating information please visit the Valuation Office Agency website www.voa.gov.uk
Service Charge	£4,342.14 per annum Unit 3 - £2,015.86 Unit 9 - £2,326.28
Car Parking	3 spaces per unit
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

Location

Located approximately 8 miles south-west of Abingdon and 14 miles south-west of Oxford, Grove Business Park is conveniently situated with excellent transport access to the A338 and A417 with and the M4 and national motorway network.

Description

Modern business units for light industrial and office use which could be occupied individually or combined.

Unit 3 - The unit benefits from an entrance lobby with stairs leading to the first floor offices. The offices are open plan with suspended ceiling, carpets and perimeter trunking. The ground floor of unit 3 comprises an open plan warehouse / workshop area with kitchenette and separate WC facility.

Unit 9 - The unit benefits from an entrance lobby with stairs leading to the first floor offices and kitchenette at the top of the stairs. The offices are laid out as two rooms in an open plan fashion with suspended ceiling, carpets and perimeter trunking. One of the offices leads on to the open mezzanine area which can be accessed from the ground floor with pallet loading facilities. The ground floor of unit 9 comprises two areas, an open plan warehouse / workshop area with roller shutter door and a further warehouse/workshop room with W/C facilities.

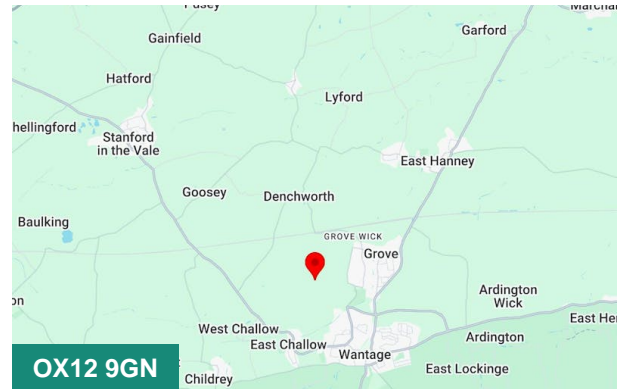
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3 Ground Floor	678	62.99	Available
Unit - 3 First Floor	672	62.43	Available
Unit - 9 Ground Floor	996	92.53	Available
Unit - 9 First Floor	778	72.28	Available
Total	3,124	290.23	

Terms

The 979 year long leasehold and leasehold interest in the property is available, subject to contract.



Viewing & Further Information



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