



38a Church Street

Didcot, OX11 8DG

**Town Centre
Office Suite
with Car Parking**

390 sq ft
(36.23 sq m)

- Laminate flooring
- Suspended ceiling
- Kitchen area
- Gas fired central heating
- Security alarm

Summary

Available Size	390 sq ft
Rent	£825 per month
Business Rates	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Location

Strategically located just off the A34, approximately 15 miles south of Oxford, Didcot is an established market town home to a rapidly expanding population and a growing commercial sector. Excellence of communications is afforded by road and rail, with the A34 providing a direct dual carriageway link with the M4 and M40 motorways. By rail, Didcot Parkway BR Station serves as a mainline interchange and offers a fast service to London Paddington.

Didcot's retail facilities have been much enhanced by the completion of The Orchard Shopping Centre that has cemented Didcot's position as a regional shopping destination.

The subject premises occupy a convenient central location on Church Street, situated just off Broadway/High Street and only a short walk from the Orchard Centre and the town's retail and professional facilities.

Description

The premises comprise a ground floor office suite, arranged internally so as to provide two offices straddling a communal corridor, one with integral kitchen, providing the following approximate net internal floor space.

Externally, the premises extend to include a rear courtyard, accessed via a narrow access way, within which the tenant will be permitted to park 2 cars.

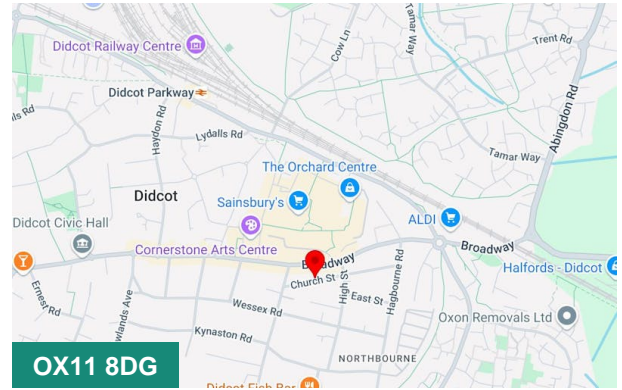
Accommodation

The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m	Availability
Ground	390	36.23	Let
Total	390	36.23	

Terms

Occupation will be granted on the basis of a new largely internal repairing and insuring lease for a term to be agreed at a commencing rent of £825pcm per annum, inclusive of heating costs, reasonable electricity consumption and buildings insurance.



Viewing & Further Information



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