

TO LET

Carter Jonas



**THE FARMHOUSE
BY THE MEADOW FARM
STEVENTON
OXFORDSHIRE
OX13 6RW**

**Character business building within secure
site suitable for a range of uses within use
Class E.**

- 4,623 sq.ft (429.49 sq.m)
- Self-contained
- 50 Parking Spaces + Bike Racks
- Outdoor amenity area
- EPC Rating - B

LOCATION

The Farmhouse at By the Meadow Farm is located within the village of Steventon which is situated close the A34, Milton interchange. It is therefore conveniently situated for access to Oxford and Newbury and the M40 and M4 respectively. It is also within easy traveling distance of Didcot mainline railway station, which provides a frequent service to London, Paddington.

DESCRIPTION

The property is a two storey commercial building comprising of traditional timber frame construction with brick and plaster elevations under a pitched tiled roof. The building surrounded by generous amount of landscaping, car and bike parking access via a block paved entrance road. The building was constructed in 2017 providing traditional features in keeping with the village setting.

Internally the building can be easily altered to provide open plan ground floor workspace with a timber mezzanine at the front of the building and separate office suite at the rear accessed via an external steel staircase.

The property benefits from the following specifications

- Double glazing
- 2xMale & 2xFemale WCs
- DDA WC
- 3 phase power supply
- 50 parking spaces
- Outdoor break out space
- Gas central heating

ACCOMMODATION

The unit provides the following approximate net internal floor areas:

| | Sq Ft | Sq M |
|-----------------------------------|-------|--------|
| Ground Floor | 2,973 | 276.22 |
| First Floor | 973 | 90.34 |
| Rear Office 1 st Floor | 677 | 62.93 |
| Total | 4,623 | 429.49 |

TERMS

The accommodation is available on a new effective full repairing and insuring lease on terms to be agreed.

RENT

Rent on application.

VAT

All terms are quoted exclusive of VAT where chargeable.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

BUSINESS RATES

Rateable Value - £24,000

We recommend interested parties contact the Vale of White Horse District Council in this regard to confirm the business rates liability for the property.

EPC

The property holds an EPC rating of B-28

ANTI-MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

09.11.23





Viewing by appointment only via:

Sue Elms
sue.elms@carterjonas.co.uk

Tel: 01865 517000

Stuart Williams
Stuart.williams@carterjonas.co.uk

Tel: 07771 820054

Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

IMPORTANT INFORMATION

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Classification L2 - Business Data

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