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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Industrial/Storage



Unit 2 Queenford Farm, Drayton Road, Dorchester-on-Thames, Oxfordshire  
OX10 7PH

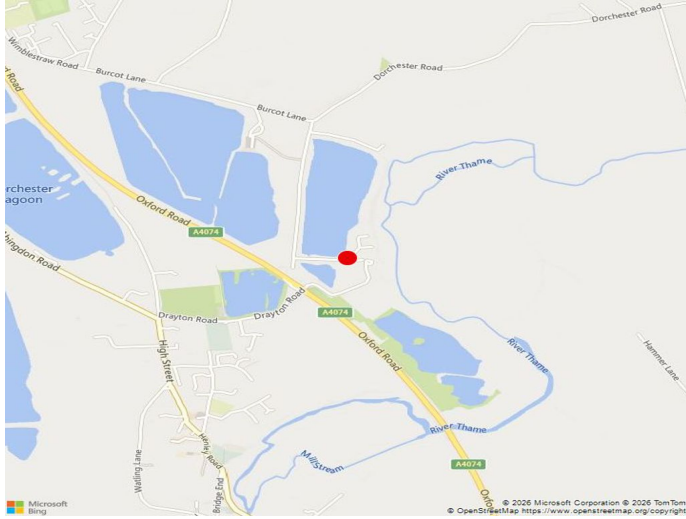
4,350 sq ft (404.12 sq m)

£30,000 per annum

## SIMMONS & SONS

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## Location



Dorchester-on-Thames is located just off the A4074 and 9 miles south of Oxford. The A34 is approximately 6 miles away and the M40 approximately 9 miles away. The towns of Wallingford, Didcot and Abingdon are within an 8 mile radius. The warehouse/industrial unit is part of a complex of similar buildings, with car parking.

## Description

Unit 2, Queenford Farm is a mid terrace industrial unit of steel portal frame construction with a steel sliding loading door. It is a basic workshop/storage unit with external wc facilities. It has a 100a three phase power supply and there is ample parking.



## Accommodation

Floors	sq ft	sq m
Ground Floor	4,350	404.12
<b>Total Area</b>	<b>4,350</b>	<b>404.12</b>

## EPC

TBC

## VAT

VAT is payable in respect of this property.

## Legal Costs

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

## Terms

A new effective FRI lease on terms to be agreed.  
Quoting rent: £30,000 per annum.

## Business Rates

Rateable Value : £31,000

Rates Payable : £13,392

Interested parties should make their own enquiries directly with South Oxfordshire Council Business Rates Department. Interested parties should make their own enquiries directly with South Oxfordshire District Council on 0845 300 5562.

## Contact

Strictly by appointment with the Joint Marketing Agents:

John Jackson  
Henley-on-Thames office  
Tel: 01491 571111  
Email: [commercial@simmonsandsons.com](mailto:commercial@simmonsandsons.com)

and

Bruce Raybould  
Oxford office  
Tel: 07940 011438  
Email: [braybould@marriottsoxford.co.uk](mailto:braybould@marriottsoxford.co.uk)

## Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](http://RICS.org)

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Hants  
RG21 7NW  
T: 01256 840077

Peper Harrow  
The Estate Office  
Godalming  
GU8 6BQ  
T: 01483 418151