



## COMMERCIAL PROPERTY TO LET



## Mill Street

Wantage OX12 9AQ

- First floor premises
- Entrance hall
- Office 4 with beams
- Three further Office rooms
- Kitchen
- WC
- Gas central heating
- Double glazing (some secondary)
- Town centre location



Price From £180 pcm

Available: 01 June 2025



**Property Description:**

The property is located on Mill Street in the historical Wantage Tramway building. 'Full of character and practicality' would describe this first-floor premises. With four individual work spaces to be let individually and shared communal areas, the building provides variety on how you can utilise the space. The premises are centrally heated and exposed beams and high ceilings add character and charm to your work space.

**Rooms:**

Entrance Hall (communal)

Washroom (communal)

Kitchen (communal)..... 1.8m (5'11") x 1.1m (3'7")

Office One ..... 3.36m (11'0") x 2.91m (9'7")

Office Two ..... 3.03m (9'11") x 3.01m (9'11")

Office Three ..... 3.5m (11'6") x 3.32m (10'11")

Office Four ..... 7.64m (25'1") Max x 4.93m (16'2") Max

**VAT:**

VAT will not be payable on the monthly rent

**Lease details:**

Easy terms

**Deposit:**

3x monthly rent

**Tenant Repairs:**

Internal repairing of your areas

**Insurance:**

Tenant to insure contents only

**Local Authority & Business Rates:**

Vale Of White Horse District Council

RV= £TBA

**EPC:**

Energy Performance Asset Rating =102 (E)

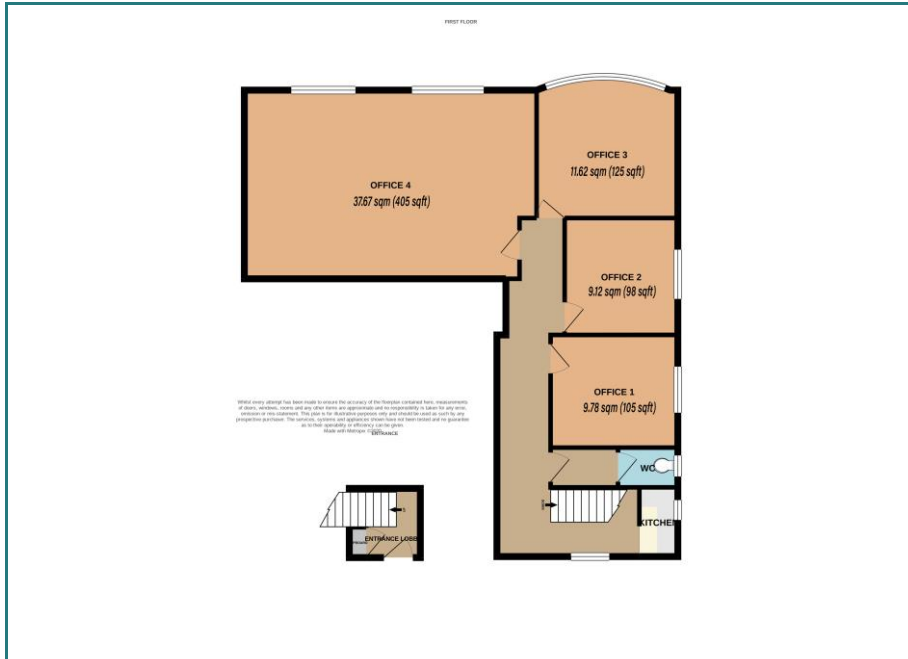
**Letting Fees:**

None

**Directions:**

From Wantage Market Place, walk down Mill Street (A417) and turn right into the access yard behind Wantage Tramway building where the front door can be found.

**Floorplan:** (For guidance only)



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