



TO LET

**Queenford Farm, Unit 2, Dorchester on Thames, Oxfordshire OX10 7PH
STORAGE/WORKSHOP FACILITIES**

4,350 sq ft (404.27 sq.m)

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

LOCATION

Dorchester-on-Thames is located just off the A4074, 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.

Queenford farm is a complex of buildings and leisure facilities located off Drayton Road to the east of the A4074 accessed from its own private drive.

DESCRIPTION

The premises compose a mid terrace industrial unit with steel sliding loading door. It is a basic unit suitable for workshop/storage. Toilet facilities are on site but not inside the unit.

The three phase electrics to the workshop is at 100a per phase.

There is ample car parking to the unit.

ACCOMMODATION

The accommodation comprises the following approximate gross internal floor areas:-

Ground floor

Warehouse 4,350 sq ft (404.27 sq m)

Office

PLANNING

Enquiries to the exact use of the premises can be made of South Oxfordshire District Council Planning Department.

RATEABLE VALUE

The rateable value in the 2023 rating list is £TBA for the whole unit. It will be apportioned to 50% of this figure. This is not the amount you pay. Further enquiries should be made of South Oxfordshire District Council

LEASE

The premises are let by way of a new lease for a term to be agreed at a commencing rent in the region of £30,000 per annum exclusive of all other outgoings.

The lease will be contracted outside the automatic renewal provisions of the landlord and tenant act 1954.

There will be a rent deposit required of between three and six months.

EPC

The premises have no heating

Legal fees

Each party to be responsible for their own legal fees incurred as a result of this transaction

VIEWING

Strictly by appointment through Bruce Raybould.

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