



1st Floor Offices | 751 sq ft - 1,824 sq ft | Carterton | Oxfordshire

Town Centre Position | Close to Free Parking

TO LET

Address: 4 / 5 Ramillies House
Alvescot Road
Carterton
Oxfordshire

Postcode: OX18 3DW

Floor Area: 751 sq ft to
1,824 sq ft

Tenure: Leasehold

Use: Use Class E

Rent: On application

Real Estate Advisors
For The
Thames Valley

Commercial Agency

Development

Investment

Angel Court
81 St Clement's
Oxford
OX4 1AW

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■ Suitable for a variety of uses

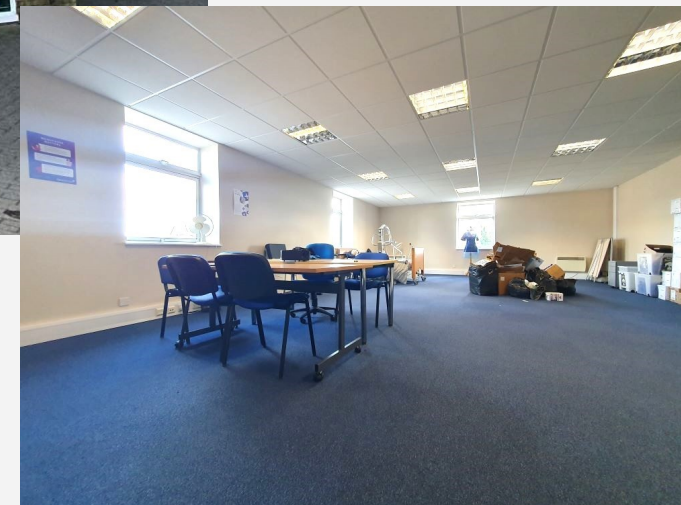
■ Office / beauty / health / training etc

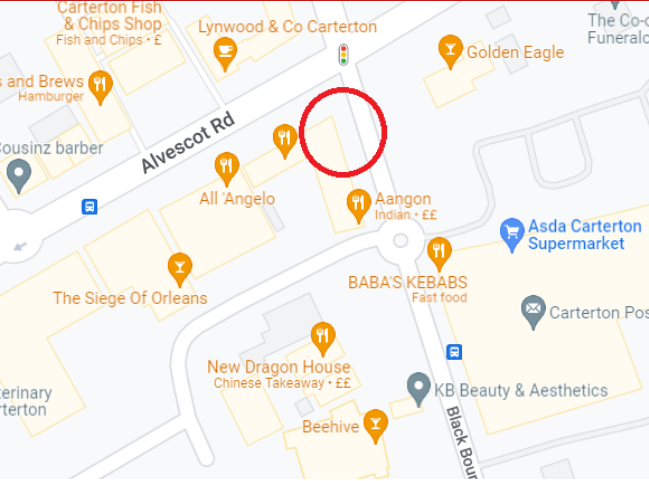
■ Prominent position with advertising scope

■ Private kitchen in Suite 4

■ Suite 4 to be refurbished

■ Town centre location





Description

Two adjoining first floor offices, which are carpeted throughout and incorporate suspended ceilings with CAT 2 lighting. Suite 4 comprises an open plan office, a meeting room and a kitchen / breakout area. Suite 5 is open plan and both offices benefit from excellent natural light.

There is a public car park within close proximity offering free parking for a period of up to twelve hours per day.

Location

The suites are accessed via Alvescot Road in Carterton town centre and overlook both Alvescot Road and Black Bourton Road.

Carterton is a bustling town situated to the east of the Cotswolds and approximately 17 miles to the west of Oxford, 5 miles west of Witney and 8 miles north of Faringdon.

Terms / Rent

The suites are available to rent together or separately by way of a new effectively full repairing and insuring lease for a term to be agreed. Rent on application.

Accommodation

The premises provide the following approximate internal floor areas:

Suite	Sq ft
4	1,073
5	751
Total	1,824

Business Rates

Rateable Value

Suite 4 - £12,500
Suite 5 - £8,900

Individually the suites fall within the small business rates relief threshold. Interested parties are advised to verify the rates payable amount directly with the local authority West Oxfordshire District Council (01993 861000).

Service Charge

There is a service charge for the upkeep and maintenance of the common parts of the estate. Information is available upon request.

VAT

It is understood that this property is not elected for VAT.

EPC

Rating

Band D (96)

Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction.

Viewings

Strictly by appointment via the sole agent.

Anthony Wood

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