



**Key features:**

- Office, workshop & storage
- Ample car parking
- Secure yard
- Flexible space
- Detached training unit

**For Sale**

4,446 Sq ft (413 Sq m) Approximately

Detached Single Storey Office Building Including Workshop & Storage

## LOCATION

The property is situated almost midway between the villages of Standlake and Stanton Harcourt, some 10 miles west of Oxford. The premises are located opposite Lynch Hill Leisure Park.

## DESCRIPTION

The property comprises a purpose built single storey office building with some boarded out storage. The building is of concrete block construction under a concrete tiled roof and the windows are mainly of metal construction. The unit benefits from the following:-

- Detached offices
- Excellent parking
- Secure yard
- Flexible accommodation

## ACCOMMODATION

The property benefits from the following approximate gross internal floor areas:-

	Sq Ft	Sq M
Total	4,446	413

## TERMS

Offers are invited in excess of **£450,000** for the freehold interest with vacant possession, plus VAT and Stamp Duty Tax.

## BUSINESS RATES

Rateable Value (2017): £48,750

2017/18 Multiplier: 0.479

All rateable values should be verified by the ingoing party with the Local Authority. Further information from [www.voa.gov.uk](http://www.voa.gov.uk)

## SERVICE CHARGE

N/A

## VAT

All figures within these terms are exclusive of VAT, where chargeable.

## LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

## ENERGY PERFORMANCE CERTIFICATE

*To be commissioned.*

## VIEWINGS

Strictly by appointment with the sole selling agents:

Duncan May  
VSL & Partners  
22 Bankside  
Kidlington  
Oxford  
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April 18

SUBJECT TO CONTRACT