

TO LET

Nr Wantage & Didcot

Period Offices – 645 sq ft

Wantage Office

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01235 645 645

wantage@waymarkproperty.co.uk

www.waymarkproperty.co.uk



2 The Old Estate Yard, East Hendred, Oxfordshire, OX12 8JY

LOCATION

East Hendred is an attractive village which benefits from excellent facilities including two public houses and a village shop with a post office.

Wantage is circa five miles away, with Didcot and Abingdon circa 6 miles away. Didcot Parkway station provides a fast rail service into London Paddington (45 minutes).

Harwell and Milton Park business locations are within a 5 – 10 minute drive.



Chartered Surveyors | Estate Agents | Planning & Development

Offices in Faringdon and Wantage

Directors: E C Preece MRICS J L Preece MRICS H J Sutcliffe Y J Hallard



DESCRIPTION

2 Old Estate Yard is a converted period estate building, finished to a good standard providing a predominantly open plan office with smaller meeting room. Parking is available to the front.

The office shares an entrance and reception area with 1 Estate Yard (Chapman Worth Accountants) with shared use of a kitchen area.

Heating and cooling are provided by ceiling mounted A/C units.

ACCOMMODATION

The offices extend to approximately 645 sq ft.

BUSINESS RATES

1 and 2 Old Estate Yard are currently assessed as a single listing. The intention is to split this assessment which could allow an incoming occupier to benefit from 100% rates relief.

TERMS

A new, flexible lease is being offered in the order of £12,000 per annum.

FOR FURTHER INFORMATION

Please contact:

Waymark Property 01235 645645

wantage@waymarkproperty.co.uk

Misrepresentation Act

These particulars are believed to be correct but accuracy cannot be guaranteed, and they are expressly excluded from any contract. November 2023





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