

Unit 2

Merlin House

Wayland Avenue · Grove Business Park
Wantage · OX12 9FF



Grove
Business
Park



Modern flexible B1/B8 business unit
2,250 sq ft (209 sq m) approx.

Available October 2017

TO LET

Unit 2 Merlin House

Wayland Avenue · Grove Business Park
Wantage · OX12 9FF



LOCATION

Merlin House sits in the heart of Grove Business Park within a mature and well maintained landscaped environment. Grove Business Park is located 1.8 miles north of Wantage, an attractive market town in the Vale of White Horse in south Oxfordshire.

Wantage's strategic location affords easy access by road to Newbury (A34), Oxford and Swindon (A420), Reading and London (M4) and the national motorway network. Didcot Parkway rail station is 11 miles east of Wantage. The station is served by main line services from London Paddington to Bristol and South Wales and by local services operated by First Great Western from Reading to Didcot and Oxford. In addition, frequent bus services link Wantage with Oxford as well as other towns and villages including Abingdon, Didcot and Faringdon.



DESCRIPTION

Unit 2 Merlin House comprises a mid-terrace B1/B8 warehouse unit with roller shutter door access and integral toilet. The premises are flexible and potentially adaptable for a range of business uses, including R&D, light industrial and other uses subject to planning consent.

SPECIFICATION

- Central warehouse/ production area - good natural light
- Warehouse 4.8m to underside of haunch (6.83m apex)
- Electric Roller shutter door 4.20m wide x 2.64 m high with separate single access door
- High level lighting to warehouse
- Self-contained toilet
- On-site parking.



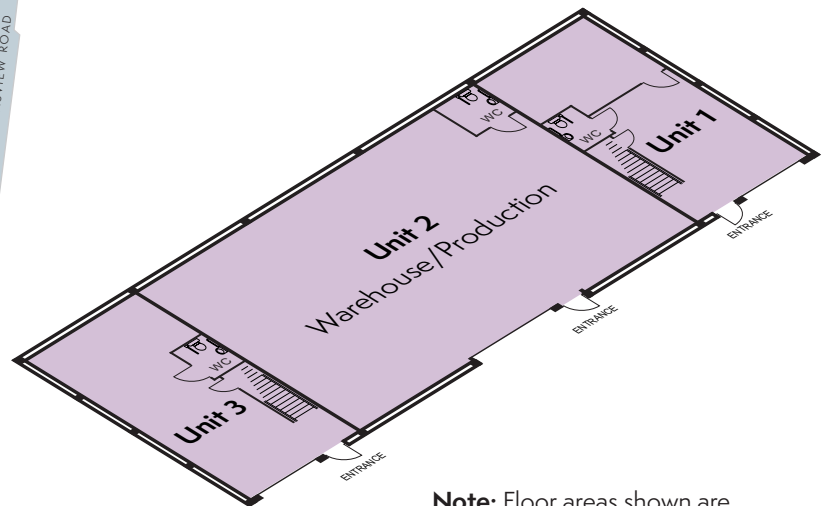


Merlin House floor areas: *sq ft* *sq m*

Unit 1 - Warehouse Pre-Let

Unit 2 - Warehouse 2,250 209.0

Unit 3 - Warehouse Pre-Let



Note: Floor areas shown are indicative only and do not form any part of a contract.

GROVE BUSINESS PARK

Grove Business Park is situated within the area known as Science Vale UK (www.sciencevale.com), a focus for science and technology businesses. The region accounts for 13% of scientific research and development employment in the South East. Oxfordshire has an important position in the South East economy, being located within the Thames Valley between the M4, M40 and M5 motorways and with convenient access to London, Heathrow, Birmingham and the major ports.

Grove Business Park provides accommodation for over 60 businesses with facilities for offices, laboratories, industrial and storage units. Notable occupiers on the Park include Wila Lighting, John Lewis of Hungerford, CMS Industries, Crown Packaging and Thames Valley Police Authority,

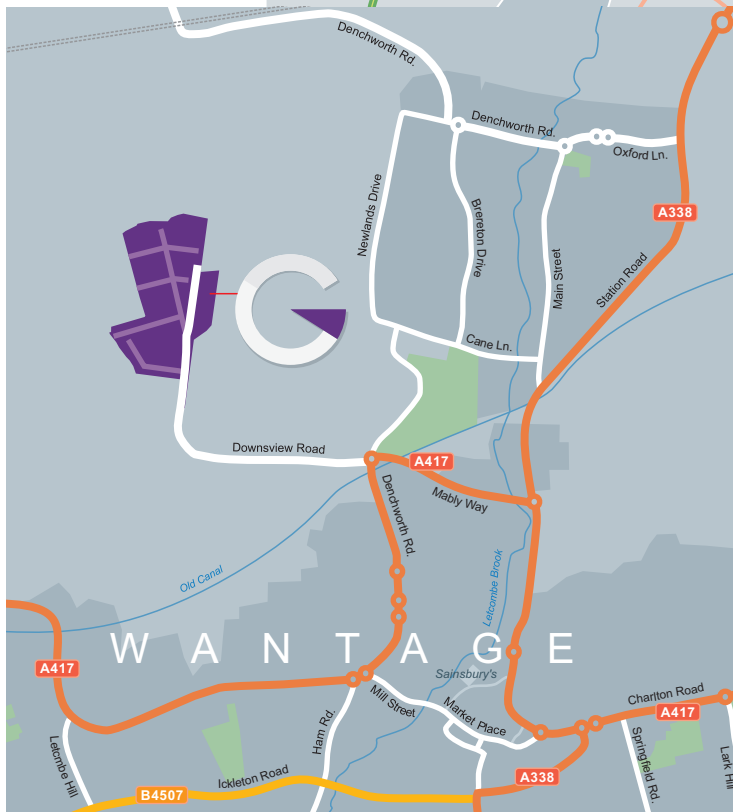
As well as easy access to the amenities in Wantage, the Park has its own private members health club and a helicopter landing pad.

- **Grove Business Park** – ample parking, on site gym, bookable meeting facilities, serviced offices, cycle racks
- **Within 2 miles** – vibrant market town of Wantage with restaurants and shops, Waitrose, Sainsbury, health centre, swimming pool, new housing developments, bus routes
- **Within 4 miles** - ancient Ridgeway and uplands, country inns



Grove Business Park

Wantage
OX12 9FA



EPC Rating: To be confirmed on completion of alteration works.

Terms: Merlin House is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent: On application.

Business Rates: The Rateable Value is to be re-assessed on completion of alteration works. Standard rate UBR multiplier for 2017/18 is 0.497. Source: www.voa.gov.uk. Prospective tenants are advised to verify their rates liability with the rating authority.

Legal Costs: Each party to be responsible for their own legal fees.

Service Charges: Building and estate service charges will apply. Details on application.

VAT: All figures quoted are shown exclusive of VAT where chargeable.

Viewing & Further Information: strictly by prior appointment with the joint sole agents:

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Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by VSL & Partners or Lambert Smith Hampton (LSH) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. VSL & Partners or LSH do not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relating to the property may change without notice. January 2021