

Tel: 01844 261121  
Web: [www.fieldscommercial.co.uk](http://www.fieldscommercial.co.uk)  
Email: [enquiries@fields-property.co.uk](mailto:enquiries@fields-property.co.uk)

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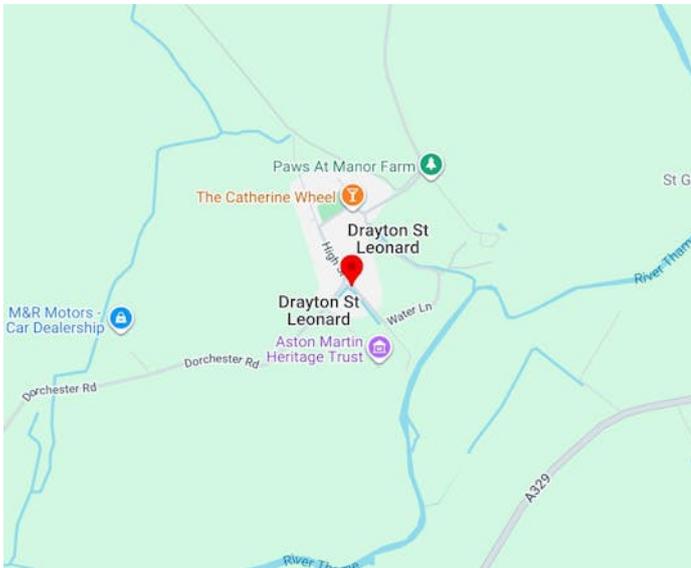
# To Let

Drayton House Court, Drayton St. Leonard, Wallingford, OX10 7BG



**Attractive Office Unit With Private Parking In Picturesque Rural Location**

**Size: 938 Sq Ft**  
**Rent: £14,000 Per Annum**



## Features:

- Tasteful Office Conversion
- Private Parking
- Exposed Timbers
- Modern Kitchen Facilities
- Communal Courtyard

EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Location

The property is located in Drayton St Leonard, a village in Oxfordshire. Located roughly 8 miles south of Oxford, 3 miles from Dorchester-on-Thames, and 7 miles from Wallingford. It offers rural charm with quick access to the M40 (approx 7 miles) and Didcot Parkway station (10 miles).

## Description

Unit 2, is an attractive single storey office building that makes up one part of a small development of office buildings around a central, communal courtyard. The accommodation is arranged over one floor and measures approximately 938 sq. ft. (NIA).

The tasteful office features two main office rooms, with windows overlooking the central courtyard, a well fitted kitchen and two WCs. The property boasts exposed timbers, double glazing and private parking facilities.

Please note - current office furniture can be made available upon request.

## Rates

Rateable value - £22,750  
Rates payable - £11,352

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

## Terms

New lease is available. Available on a short or long-term basis.

RENTAL £14,000 per annum.

## Viewing

Strictly by appointment with the agent.

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Email: enquiries@fields-property.co.uk



Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

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