

Tel: **01844 261121**
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk

FIELDS

commercial property
land and new homes

To Let

The Old Garage, The Green, Great Milton, OX44 7NP



Attractive First Floor Offices With Parking In The Centre Of The Village, M40 Junction 7 2.3 Miles.

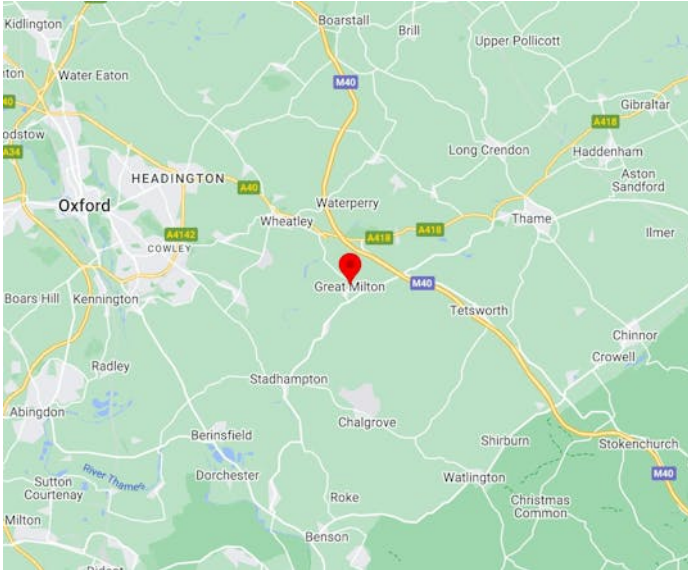
Size: 950 Sq Ft

Rent: £12,500.00 Per Annum

Fields Commercial | The Old Saracen's Head | 7 Buttermarket | Thame | Oxfordshire | OX9 3EW

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- Attractive First floor Offices of approx. 950 Sq ft
- Use of shared Meeting Room
- Well specified construction, gas central heating and security system.
- 6 car spaces
- M40 at junction 7 2.3 miles

EPC - C (57)

Location

Great Milton is ideally located only approx. 2.3 miles from junction 7 of the M40 motorway, and benefits from a local newsagents/Post office, school and public house, as well as the famous Le Manoir aux Quat' Saisons.

Description

First floor office suite measuring approx. 950 Sq ft.

The accommodation comprises a mix of open-plan and private offices, and there are good Kitchen and WC facilities.

On the ground floor, there is a most attractive Entrance Reception and a Meeting Room of approx. 123 Sq ft. This room is shared with a ground floor tenant and booked as required.

There is skirting trunking with IT cabling to a separate Server Cupboard, gas central heating and a security system.

There are 4 car spaces allocated to the front of the building, and additional spaces to the side.

Rates

The property lies within the rating area of South Oxfordshire District Council, according to which the rateable value is as follows:

Rateable value - £18,000 (April 2023)

Rates payable – £9,216 (2023-2024)

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

Terms

Assignment of existing lease.

Rental:

£12,500 plus VAT per annum

Service charge:

£200 per month plus VAT towards repair, maintenance, heat, light, water of the common parts.

Viewings

Strictly by appointment via Fields

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