

# TO LET: Second Floor Office

Home Farm Works, Clifton Road, Deddington, OX15 0TP

November 2017



## New 3 or 6 year lease. £6,600 p.a.

**Accommodation:** This unique second floor office, situated within close proximity to the centre of Deddington, is located above existing office accommodation and is within easy reach of Oxford, Banbury, Birmingham, London and the M40 . This newly constructed office accommodation is suitable for approximately two to three people, with shared kitchen and toilet facilities.

**Rent:** This accommodation is available on a new three or six year lease, at an annual rent of £6,600 per annum plus VAT (£550 per month plus VAT)

**Management Charge:** There is an annual service charge equivalent to 5% of the rent.

**Insurance:** An in-going tenant will also be responsible for payment of the annual property insurance premium. For the current financial year this is anticipated to be approximately £300 plus VAT.

**Legal Fees:** An in-going tenant will be responsible for the payment of the legal fees, anticipated at approximately £300 plus VAT.

**Rateable Value:** This property has yet to be assessed by the Valuation Office, but we believe if this is the occupiers only commercial premises, no rates will be payable for the financial year 2017/2018 as the tenant will be able to claim Small Business Rates Relief. Please see [http://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2017\\_2018.pdf](http://www.centre-p.co.uk/Small_Business_Rates_Relief_2017_2018.pdf)

*Subject to Contract*

*Viewing can be arranged via sole agents:*

## BANKIER SLOAN

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