

WALLINGFORD

9 Thames Park, OX10 9TA



OFFICE FOR SALE

3,554 SQ FT

- 14 allocated parking spaces
- Local amenities and High Street within walking distance
- Popular business park
- Vibrant market town
- Self-contained office
- Male and female WCs on each floor

Self-contained office building with parking for sale.

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Summary

Available Size	3,554 sq ft
Price	Offers in the region of £500,000
Rates Payable	£4.28 per sq ft
Rateable Value	£30,500
Service Charge	N/A
Estate Charge	£1,431 per annum Estimate based on previous year. Exclusive of VAT.
EPC Rating	Upon Enquiry

Description

The premises comprises a self-contained two-storey office building arranged over ground and first floor. The ground floor is currently divided into separate offices as well as a board room, server room, staff kitchen and breakout area. The first floor is predominantly open plan with one private office, tea point and zoom booth for private calls. Each floor has both male and female WCs.

There are 14 allocated carparking spaces.

Location

Wallingford is a historic market town with a reputable commercial and retail centre, located between Oxford and Reading on the River Thames and approximately one hour from London. Wallingford is served by good road links to Didcot and Henley, with mainline rail connections to London at Didcot Parkway and Cholsey Station.

The Thames Park development consists of a variety of significant occupiers including Amazon, Bright Logic and Royal Mail as well as a Lidl (with EV charging points), Sports Park and Screwfix all within walking distance.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	1,754	162.95	Available
1st	1,800	167.23	Available
Total	3,554	330.18	

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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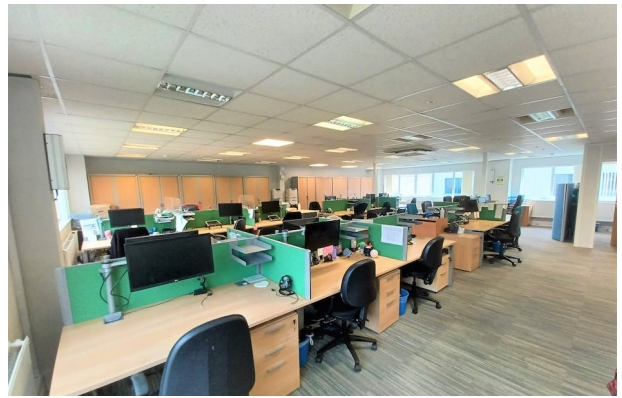
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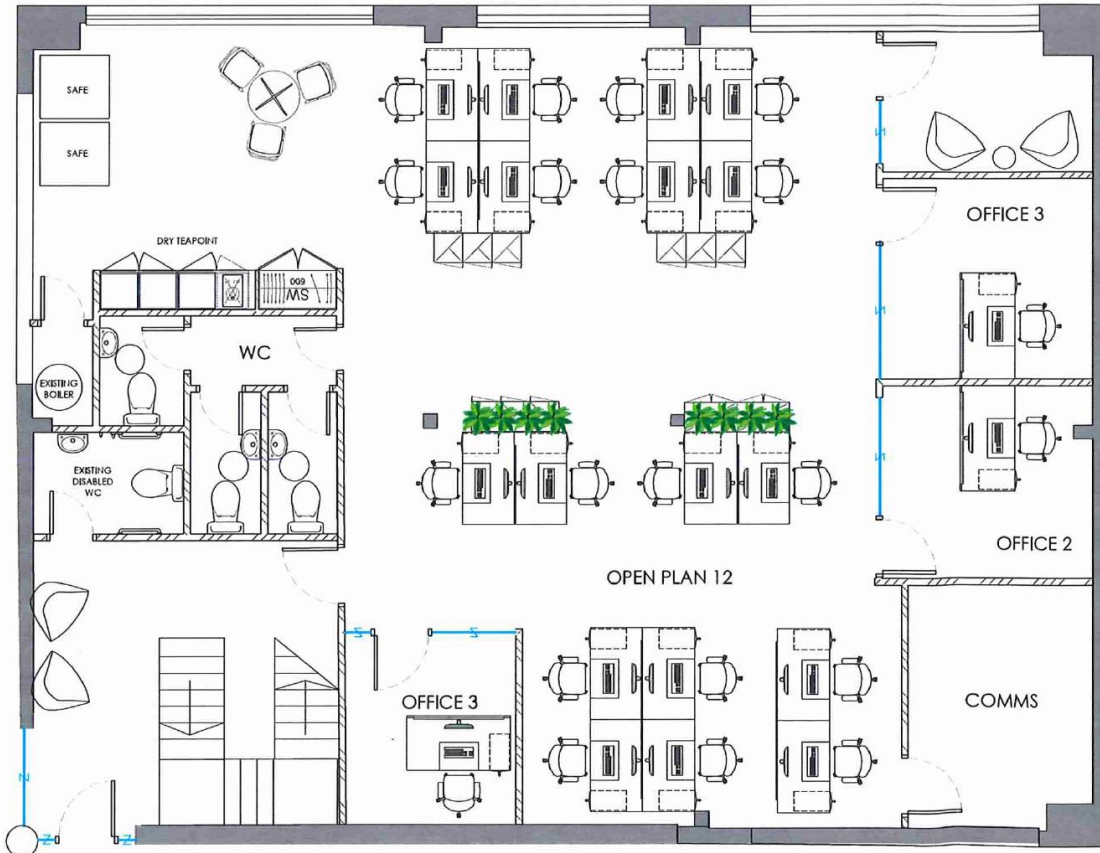




Floor Plans – 9 Thames Park, Wallingford

Not to scale.

Ground Floor



First Floor

