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To Let - Rural/Storage



New Barn 1, Mays Farm, Ewelme, Wallingford OX10 6QF

1,958 sq ft (181.90 sq m)

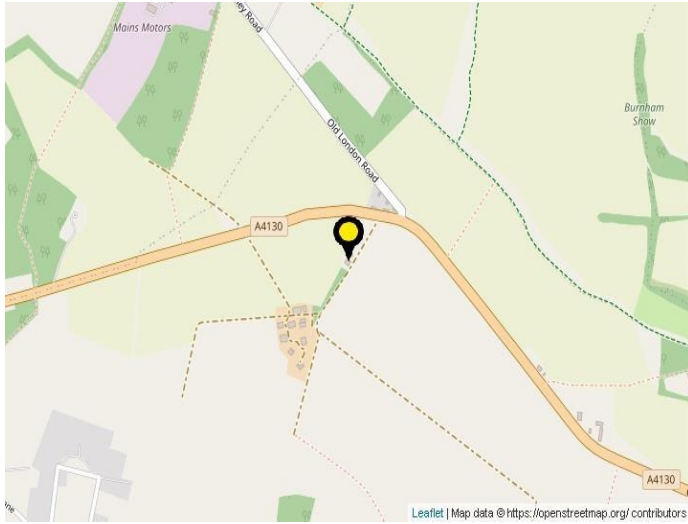
£19,000 per annum

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Location



Mays Farm near Ewelme is located approximately 10 miles south of Oxford. The A34 is approximately 6 miles away and the M40 approximately 9 miles away. The towns of Wallingford, Didcot and Abingdon are within an 8 mile radius.

Description

Modern storage unit with electric roller shutter and 5.5m eaves. There is yard parking. Situated in a pleasant rural location on a working farm.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Total Area	1,958	181.9

EPC

EPC not applicable.

VAT

VAT is not applicable.

Legal Costs

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

Terms

A new lease for a term by arrangement.

Business Rates

Tenant to be responsible for business rates if/when they become applicable.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson
Henley-on-Thames office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](https://www.rics.org/uk/for-members/standards-and-guidance/code-of-practice-on-commercial-leases/)

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