

# TO LET Spacious & versatile business premises at "Brooklands", Newbury St, Wantage in southern Oxfordshire.



## General description

The front x 2 storey part of a large, detached commercial building with off-road parking. Believed to date from the Victorian era and set in the town's Conservation Area, the building is set back from Newbury Street (A338) just south of the town centre shopping area and sits in approximately 0.37 acre of walled grounds.

## Permitted use

The historic use of the building is as offices, which now fall under Use Class E: Commercial, Business and Service\*. But also has the potential to accommodate other uses – subject to planning consent – such as a Hotel/guest house (Use Class C1), a Care/nursing home (C2) or a School (F1(a)). \*Some uses permitted by Use Class E may require the Landlord's consent, please check with us before viewing).

## Location

The historic market town of Wantage, along with nearby Grove, is located in affluent southern Oxfordshire approximately 15 miles southwest of Oxford at the junction of the A338 with the A417 and approx. 6 miles west of the A34 "Milton interchange" near Didcot. Both are growing rapidly in population terms, set to continue for several years yet.

The building is on the west side of Newbury Street (A338) about 60 yards south of the traffic light crossroads of Portway (B4507 west) and Ormond Road (east) with predominantly residential neighbours. Post code OX12 8DF

## The accommodation (See floor plan for dimensions)

On the ground floor – An entrance vestibule leads to a large hall/reception area with 4 offices and 2 WC's off. A staircase then leads from the reception area to the...

First floor – With 4 offices, a further WC and a kitchen/tea station.



### Price guide and terms

Rental only, under a full repairing and insuring lease of negotiable term for which offers in the region £30,000pa/£2,500pcm exclusive of any other tenant's outgoings are invited. An initial period of reduced rent can be discussed, depending on the length of term before a tenant's break option can be exercised. A commercial tenancy application and references are required, at a cost of £120.00 incl. VAT.

### VAT

We understand that VAT is not payable in addition.

### Business Rates

Rateable Value – (April 2026) £to be assessed. For general information, the RV of the whole building (April 2026) is £42,750

### Services

Mains water, gas, electricity and drainage are connected to the building. Heating is presently partially from a gas fired boiler located in the rear part of the building and partially by electric panel heaters. Telephone/broadband services have previously been installed but the incoming tenant must arrange their own connections.

### EPC rating (whole building)

E/109. Full details are available on request.

### Availability

Immediately on completion of formalities subject to any necessary alterations to the building.

### Local planning and rating authority

Vale of White Horse District Council, Abbey House, Abbey Close, Abingdon OX14 3SE  
Tel: 01235 422422

### Viewing

By prior appointment with Green & Co Commercial and Development Agency, during usual business hours Monday to Friday. only Tel. 01235 763561 (ref. JC) or email: james.carroll@greenand.co.uk

### Agent's notes

1. The rear, 3 storey plus basement part of the building is also available at this time, rental offers for the whole of the building are invited.
2. The freehold interest in the building is not for sale.

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**GREEN & CO**

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