



First Floor, The Brewhouse, The Old Brewery,
Burford, Oxon - TO LET £7,000 p.a.x. with parking

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property llp

First Floor, The Brewhouse

The Old Brewery, Burford, Oxon, OX18 4SG

£7,000 p.a.x. with parking

LOCATION

The office is conveniently located a short walk to the west of Burford's main High Street and the heart of the town. The Brewhouse forms part of what once was an old brewery and is uniquely set in a quiet courtyard setting. As you enter the courtyard the building will be found signposted to the right and rear of the courtyard.

DESCRIPTION

The office is located across the first floor of a handsome period building and offers a contemporary, bright & quiet working environment alongside period features associated with its previous use as a brewery. The premises comprise a single well proportioned office with shared use of a pleasant ground floor meeting room and kitchenette. The office benefits from good natural light, exposed floorboards, central heating, Cat 2 lighting along with

intruder & fire alarm to the building. Shared W.C. facilities are located on the first and second floors including a shower facility.

ACCOMMODATION

The following dimensions are approximate only:
Ground Floor - Shared Entrance & Meeting Room & Kitchenette: 23'9" max x 13'8"
First Floor - Office 1: 30' x 14'3"
1st Floor Landing with WC & Shower.
2nd Floor Landing with Ladies WC.
Total N.I.F.A. approx. 429 sq.ft. (39.8 sq.m.) Plus shared meeting room.

TENURE

A new Business Lease is available under internal repairing terms, to be excluded from The Landlord & Tenant Act 1954. A 3 month deposit is required. VAT is payable

UTILITIES

Electricity, water & heating oil is sub-metered and will be recharged by the Landlord based on the percentage of the floor area occupied within the building as a whole (equating to 50%).

SERVICE CHARGE

If necessary a service charge will be levied this being the Tenant's contribution towards the maintenance and cleaning of the external communal areas.

BUSINESS RATES - To be re-assessed.

ENERGY PERFORMANCE RATING - E

LOCAL AUTHORITY

West Oxfordshire District Council.

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