



Offices at Barton Court, Highworth SN6 7AG  
TO LET

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# Offices at Barton Court, off High Street Highworth SN6 7AG

## Leasehold

A range of offices and a retail unit to let. Single rooms to larger suites in the busy Market Town of Highworth. Swindon 7 miles - Cirencester 17 miles

Lying to the rear of 11 and 12 High Street Highworth in an attractive Courtyard. The units offer flexible space on both ground and first floor level.

## AREAS

Unit 1: 62.24m<sup>2</sup> £5,700 pa plus VAT

Unit 2: NOW LET

Unit 4: 59.70m<sup>2</sup> £6,200 pa plus VAT

Unit 5: 30.10m<sup>2</sup> £3,150 pa plus VAT

Unit 6\*: 46.20m<sup>2</sup> £7,000 pa plus VAT

\*Unit 6 has been used for retail by a previous tenant.

## SERVICES

Mains electricity, water and drainage and in part gas central heating.

## TERMS

Flexible terms are available. The Landlord will charge a proportionate Service Charge to each Tenant to cover the external maintenance and repair of the building as well as reclaiming a share of the Insurance Premium. The Tenant is responsible for all internal repair and decoration and external window decoration.

## ENERGY PERFORMANCE CERTIFICATE

Offices 1,2,4 and 5 are rated D84

Office/Retail unit 6 is rated D77.

## RATEABLE VALUE

If let independently the units are likely to have Rateable Values below the current threshold for Small Business Rate Relief so are exempt from the payment of Business Rates if occupiers qualify for the scheme.

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