



The View, Woodgrove Farm, Fulbrook, Burford

The View, Woodgrove Farm, Fulbrook

TO LET - Rent £9,000 p.a.x.

LOCATION

Situated on the A361 Fulbrook is a picturesque Cotswold village conveniently located next to Burford, which is located only a short drive to the south-west. Known as the 'Gateway to The Cotswolds' Burford enjoys an eclectic range of shops, restaurants and cafes, all within easy reach of Fulbrook. Both Oxford and Witney are located within easy reach via the A40 which lies two miles to the south, with Cheltenham approximately 25 miles to the west. Charlbury Station is easily accessible only 15 minutes drive to the north-east, with mainline approximately 70 minutes to Paddington.

Comprising a small sensitively developed business estate of 7 offices set within private grounds, Woodgrove Farm is conveniently located with access directly onto the A361. Located approximately half a mile north-east of Burford the entrance to the Estate will be found signposted on the right-hand side approximately 50 meters past



the Carpenters Arms public house.

Proceed down the private driveway and the offices will be found immediately to the right as you enter into the Estate. A range of longstanding tenants occupy Woodgrove Farm including Just Fabrics and Temple Piper.

THE VIEW
WOODGROVE FARM
FULBROOK HILL
FULBROOK
BURFORD
OXFORDSHIRE
OX18 4BH

DESCRIPTION

Woodgrove Farm is situated in a unique and attractive location in the heart of Fulbrook, a picturesque Cotswold Village located on the edge of Burford. Sensitively developed to provide high quality office space away from the hustle and bustle of a busy town location, the Estate is home to a number of professional businesses.

Recently refurbished and finished to a high standard the premises benefit from electric heating, LED lighting and good natural light, carpets, fitted kitchen and independent toilet facility.

To the exterior is dedicated parking for 4 cars. The Estate benefits from its own managed private gardens and lawn within which picnic tables are provided for shared use with other Estate tenants.

ACCOMMODATION

The following measurements are approximate:

Ground Floor

Shared Entrance Foyer:

First Floor

Office 1: 12'9" x 11'11"

Store Cupboard: 7'4" x 5'4"

Office 2: 22'6" x 14'

Kitchen: 10'3" x 5'2"

WC

Total N.I.F.A. approx. 557 sq.ft. (51.7 sq.ft.)

Including 51 sq.ft. under 1.5m height.

VAT

VAT is payable in addition.

LEASE TERMS

A new business lease is available for a minimum term of 3 years, to be excluded from the Landlord and Tenant Act 1954.

RENT: £9,000 per annum exclusive, payable quarterly in advance.

DEPOSIT: A minimum 3 month rent deposit will be required.

REPAIRS: Tenant responsible for internal repairs and redecoration in the last 3 months of the term.

INSURANCE: Landlord insures the building, the Tenant reimburses the cost of the premium, approximately £230.00 per annum, subject to annual review. The Tenant will be responsible for their own contents and public liability insurance.



SERVICE CHARGE

A monthly service charge of £75.00 plus VAT will be payable to the Landlord to cover the cost of gardening, maintaining the car parking areas, external lighting, window cleaning, and other external maintenance to include cleaning of gutters.

UTILITIES

Utilities are sub-metered and will be recharged back to the Tenant by the Landlord based on these reads.

BUSINESS RATES

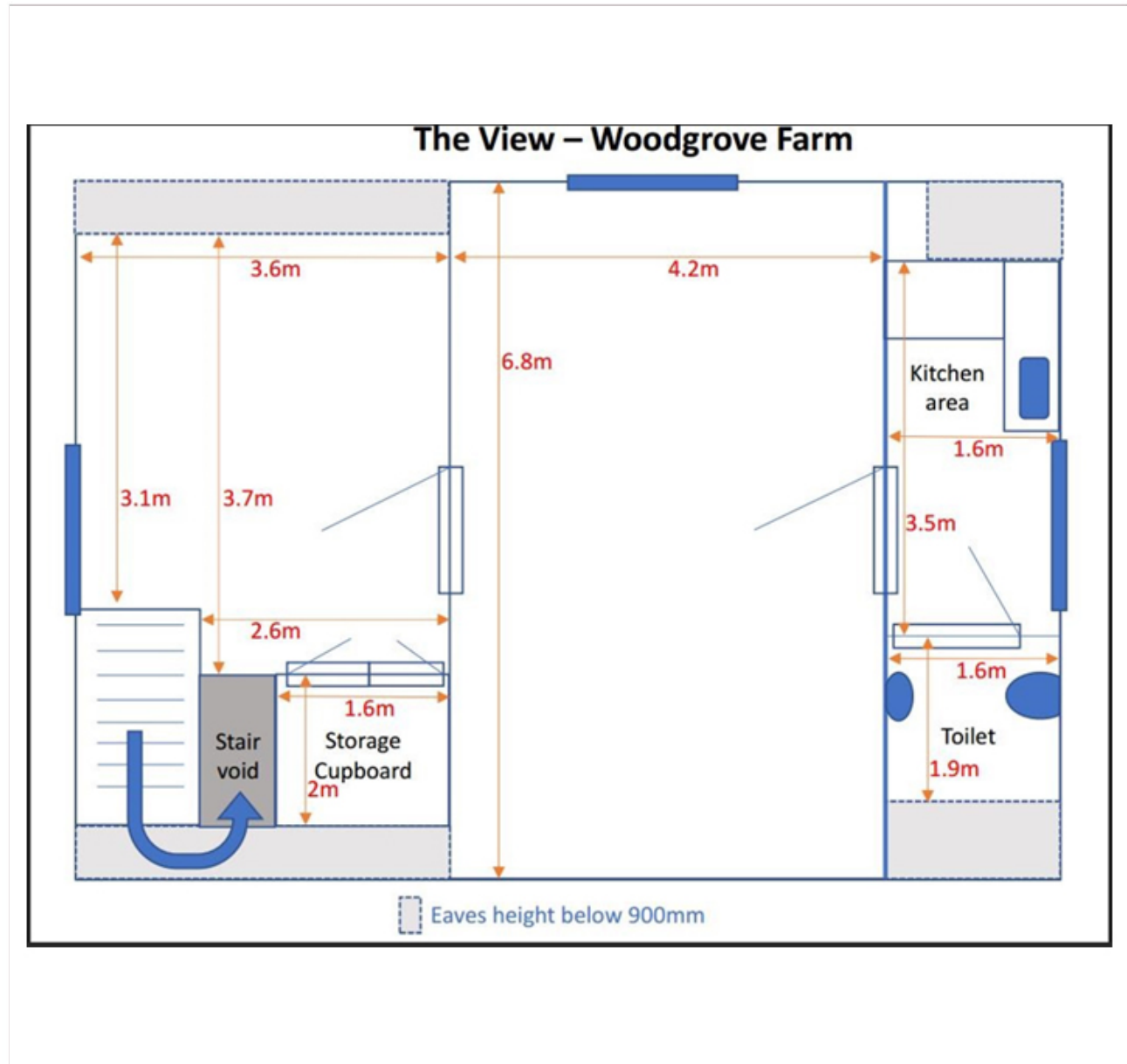
The premises are yet to be rated for business rates. Small Business Rates Relief / exemption may be available. Please direct enquiries to the Local Authority.

LOCAL AUTHORITY

West Oxfordshire District Council, Witney, Oxon, OX28 1NB
Tel: 01993 861000

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B.



marriotts
property llp

Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

T: 01367 242422
E: property@marriotts.co.uk
W: www.marriotts.co.uk

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and 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) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.