



The View, Woodgrove Farm, Fulbrook, Burford,

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TO LET £10,000 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 mins 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. 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,

Amanda Hanley by Design and Temple Piper.

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

DESCRIPTION

Woodgrove Farm is situated in a unique and attractive rural 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 & 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 the other tenants on the Estate.

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. (51.7sq.m.)

Including 51 sq.ft. under 1.5m height.

VAT

VAT is payable in addition.

LEASE TERMS

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

Rent: £10,000.00 per annum exclusive, payable quarterly in advance.

Deposit: A minimum 3 month deposit will be required.

Repairs: Internal repairing and redecoration in last 3 months of term.

Insurance: Landlord insures the building, the Tenant reimburses the cost of the premium approx. £230 per annum. The Tenant is responsible for their own contents 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 those 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.

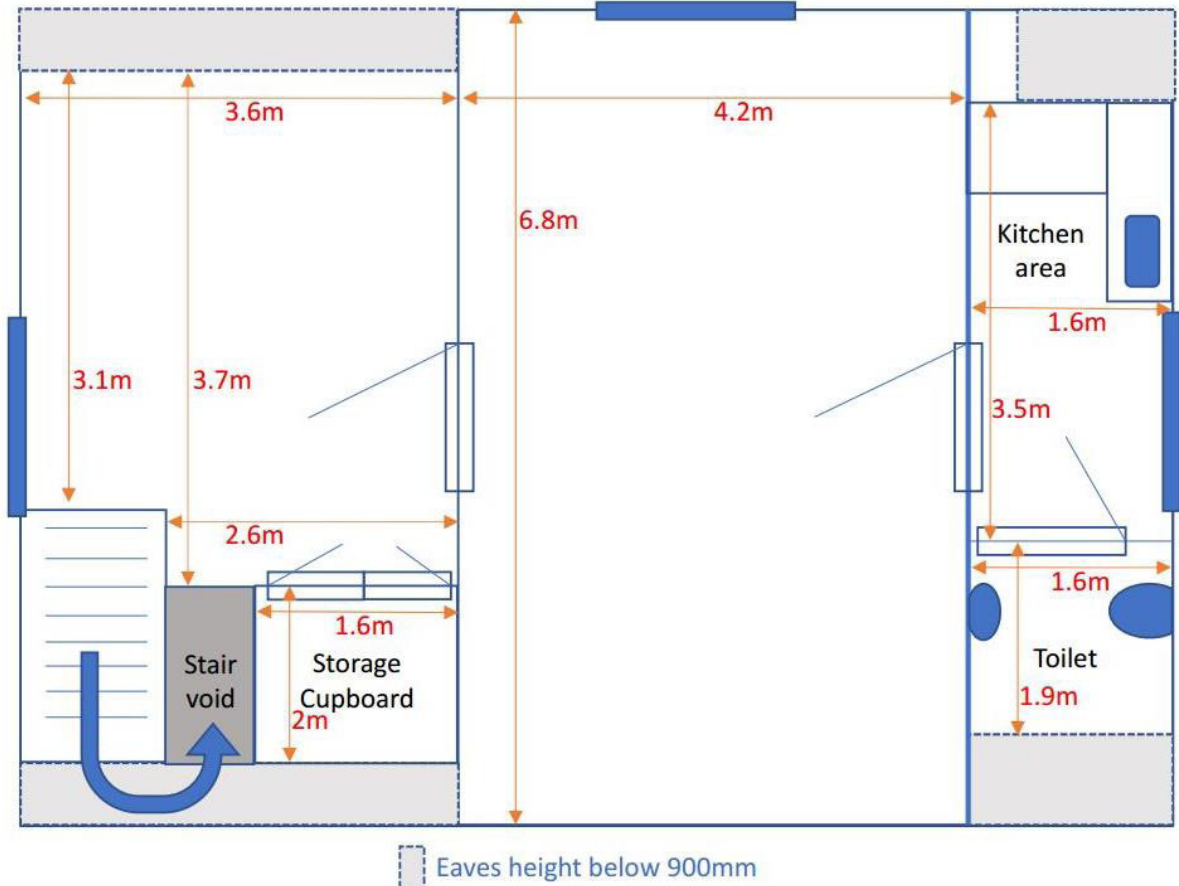
LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B.

The View – Woodgrove Farm



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