



Unit 3, Woodgrove Farm, Fulbrook, Burford

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TO LET - Rent £14,000 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. Turn into the Estate and proceed down the private driveway, the offices will be found on the right-hand side at the end of the terrace.

A range of longstanding tenants occupy Woodgrove Farm including Just Fabrics & Temple Piper Financial Planning.

UNIT 3
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.

The premises are undergoing a full programme of refurbishment throughout the property to include new flooring, white architrave and skirting, light oak fire doors, and complete redecoration. Offices will benefit from kitchenettes on both floors and two new toilets.

To the exterior are 8 dedicated parking spaces in its own parking area, plus private terrace & lawn.

ACCOMMODATION

The following measurements are approximate:

Ground Floor

Entrance Foyer: 8'5" x 7'8" max

Office 1: 16'4" x 9'2"

Office 2: 15'4" x 10'2"

Kitchenette: 5'6" x 4'6"

WC / Shower Room:

First Floor

Office 3: 16'4" x 15'4"

Office 4: 15'4" x 10'2"

Cupboard: 5'6" x 4'2"

Kitchenette: 5'6" x 4'3"

Total N.I.F.A. approx. 796 sq.ft. (71.44 sq.m)

Externally - 8 dedicated parking spaces.

LEASE TERMS

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

RENT

£14,000 per annum exclusive, payable quarterly in advance.

DEPOSIT

A 3 month rent deposit will be required.

REPAIRS

Tenant will be responsible for internal repairs and redecoration of the premises in the last 3 months of the term.

INSURANCE

Landlord insures the building, the Tenant reimburses the cost of the premium, approx. £350 per annum.



UTILITIES

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

SERVICE CHARGE

A monthly service charge of £125 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.

VAT

VAT is payable in addition.

BUSINESS RATES

Rateable Value: £10,750.

(Note - Small business rates relief / exemption may be available).

LOCAL AUTHORITY

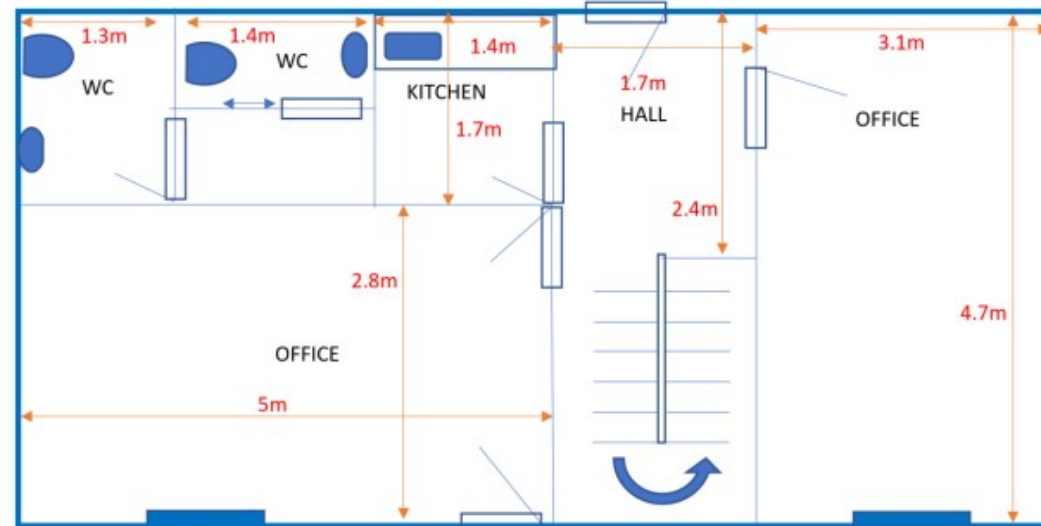
West Oxfordshire District Council, Witney, Oxon, OX28 1NB.

Tel: 01993 861000.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E.

Unit 3 Ground Floor Plans



Unit 3 First Floor Plans

