



Unit 4, Ram Court, Wicklesham Lodge Farm

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TO LET - Rent £16,600 p.a.x.

INCENTIVES MAY BE AVAILABLE
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LOCATION

Wicklesham Lodge Farm lies on the southern edge of the historic market town of Faringdon, Oxfordshire, with excellent access directly onto the A420 and the adjacent A417. The Estate enjoys clear views over open countryside and the Vale of the White Horse.

Situated within a small courtyard office development in what once was a 16th Century threshing barn, the premises have been sympathetically converted to provide modern office accommodation. Retaining many period features including exposed wooden timbers & threshing beams in the floor, the premises provide a unique balance of historical character with modern facilities, in a creative working environment.



Faringdon is an historic market town which lies at the edge of the Cotswolds, approximately 18 miles south-west of Oxford and 12 miles north-east of Swindon, and sits in the Vale of the White Horse. Known for its 100ft Folly Tower, which was the last major folly to be built in England, the town enjoys excellent transport links to the national motorway network via the A420.

UNIT 4
RAM COURT
WICKLESHAM LODGE FARM
FARINGDON
OXFORDSHIRE
SN7 7PN

DESCRIPTION

Wicklesham Lodge Farm is situated in a unique and attractive location, conveniently situated on the edge of Faringdon, Oxfordshire, surrounded by open countryside yet within easy reach of the town and major road network. The Estate is home to a variety of professional businesses including Publishing, Data Research, Digital Agency and Planning Consultants.

Unit 4 Ram Court is a single storey ground floor office suite comprising a large open-plan office with fitted kitchen, plus a further office and meeting room. The premises benefits from LED lighting, CAT 5e network cabling, intruder alarm, and carpets throughout. Being south facing the offices enjoy excellent natural light and has an LPG heating system. Externally is a shared courtyard garden with garden area directly to the front of the building suitable for outdoor working if required.

ACCOMMODATION

The following measurements are approximate:

Office 1: 15'10" x 11'2"

Office 2: 11'3" x 9'5"

Office 3: 23'9" x 16'

Kitchen: 16' x 7'5"

Shower Room

WC's

Total N.I.F.A. approx. 1,004 sq.ft. (93.27 sq.ft.)

CAR PARKING

Parking for 4 cars plus additional visitor parking.

LEASE TERM

A new internal repairing lease is available to be excluded from the security of tenure provisions of The Landlord & Tenant Act 1954.

RENT

£16,600 per annum exclusive, payable quarterly in advance.

DEPOSIT

A minimum of 3 months' rent will be required as a deposit.

REPAIRS

The Tenant will be responsible for internal repairs and is to redecorate the premises in the last 3 months of the term.

UTILITIES

The Tenant will be responsible for all utilities. Electricity is independently metered. LPG for heating will be recharged to the Tenant by the Landlord.



BUILDINGS INSURANCE

Landlord insures the building, the Tenant reimburses the cost of the premium approx. £254 per annum.

The Tenant is responsible for their own contents and public liability insurance.

SERVICE CHARGE

A service charge of approx. £2,403 per annum is payable to the Landlord, quarterly in advance, to cover the cost of maintenance, lighting and cleaning of the communal areas & car park, and fire & intruder alarm servicing, fire extinguisher servicing, boiler maintenance, window cleaning, and water & Sewage.

VAT

VAT is payable in addition.

BUSINESS RATES

Rateable Value - £11,250.

LOCAL AUTHORITY

Vale of White Horse District Council, Abbey House,
Abingdon. Tel: 01235 422422.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.



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