





Units 2 & 3, The Old Barn, Wicklesham Lodge Farm

TO LET - Rent £23,450 p.a.x.

INCENTIVES MAY BE AVAILABLE sta

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 handsome period Grade II Listed buildings, the premises have been sympathetically converted to provide modern up-to-date office space whilst retaining many period features including exposed wooden timbers and arrow slits in the walls.

Benefiting from excellent natural light the premises comprise 5 open-plan offices located across a ground and first floor, with fitted kitchen, shower, and ample car parking is provided.



Faringdon is an historic market town which lies at the edge of the Cotswolds, approximately 18 miles southwest 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.

UNITS 2 & 3
THE OLD BARN
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.

Comprising 5 offices situated across a ground and first floor the premises are finished to a high standard and benefit from a modern fitted kitchen, independent toilet facilities and shower, CAT 5e network cabling, LED lighting and intruder alarm. The offices enjoy good natural light and LPG fired heating system. Externally there is parking for 5 vehicles directly to the front of the building, with addition shared visitors parking available.

ACCOMMODATION

The following measurements are approximate:

Ground Floor

Office 1: 29' average x 13'4"

Office 2 / Kitchen: 20'9" max x 16'5" max

WC's & Shower

First Floor

Office 3: 20'8" x 20'

Office 4: 22'10" x 13'4"

Office 5: 13'4" x 9'1"

Total N.I.F.A. approx. 1,423 sq.ft. (132.2 sq.m.)

LEASE TERM

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

RENT

£23,450 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 in the last 3 months of the term.

UTILITES

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. £370 per annum.

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

SERVICE CHARGE

A service charge of £3,690 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

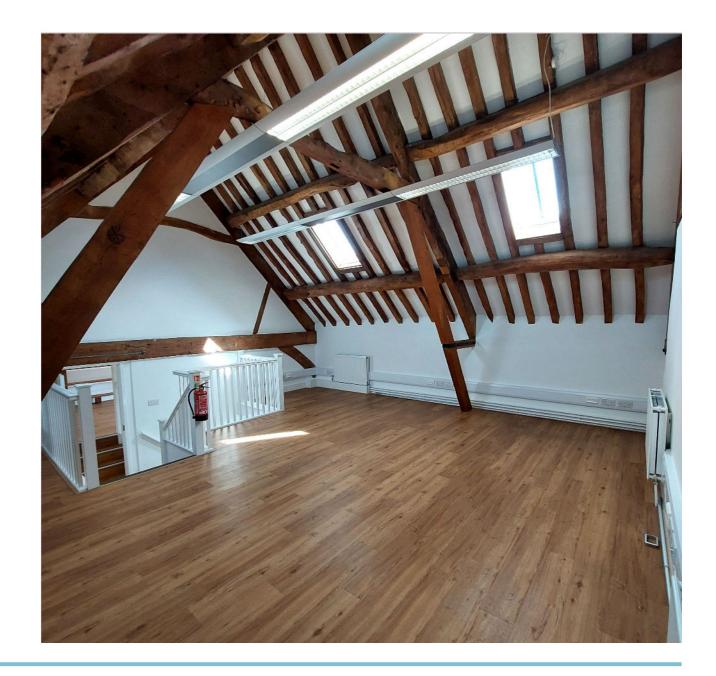
Rateable Value - £13,250.

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.





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; (ii) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.