



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

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TO LET - Rent £23,450 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 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 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.

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.

## 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. £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.



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