



Unit 1 and Units 2 & 3, Henleaze Farm, Faringdon,
Oxon, SN7 7PR - RENTS £9,500 & £16,500 p.a.x.

Unit 1 and Units 2 & 3, Henleaze Farm Longcot, Faringdon, Oxon, SN7 7PR

TO LET - Rents £9,500 & £16,500 p.a.x.

LOCATION

Henleaze Farm is situated just outside the village of Longcot near Faringdon, Oxfordshire. Both Swindon (8 miles) and Oxford (18 miles) are within easy reach from the A420, which lies 2 miles to the north.

The offices lie at Henleaze Farm being the home of Farmer Gow's rural visitor centre and benefits from stunning views towards the White Horse Hill as well as generous parking facilities.

DESCRIPTION

Located across a first floor, and accessed via an external staircase to the side of the building, the premises provide modern open-plan office / working space. Currently configured as a whole, the units are available in two parts and enjoy independent kitchenette facilities, Cat 6 cabling,

WC and shower facilities, plus Fuzitsu wall mounted heating and air cooling units. Fibre Broadband is available to the building. Ample car parking is provided in the on-site car park. Royal Mail collections available most afternoons.

Available to let as a whole or in part.

ACCOMMODATION

The following dimensions are approximate only:

UNIT 1

N.I.F.A. approx. 859 sq.ft. (79.8 sq.m.)

UNITS 2 & 3

N.I.F.A. approx. 1,531 sq.ft. (142.2 sq.m.)

Total N.I.F.A. approx. 2,390 sq.ft. (222 sq.m.)

VAT - VAT is payable.

TENURE

New leases are available to be excluded from The LTA 1954, under full repairing terms. A minimum 3 month deposit is required.

BUILDINGS INSURANCE

Approx. £350 p/a but subject to annual review.

BUSINESS RATES

Rateable Value: £29,500 (rated as a whole).

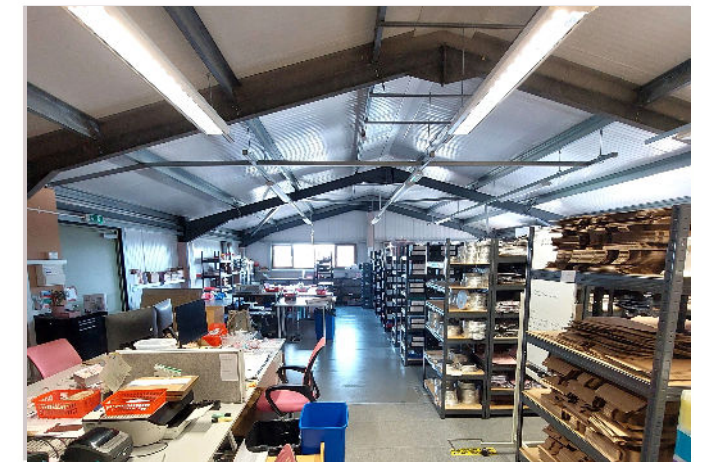
ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of A.

LOCAL AUTHORITY

Vale of White Horse District Council.

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