



Unit 1, Ram Court, Wicklesham Lodge Farm

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TO LET - Rent £24,000 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 on a small courtyard office development in what once were 16th Century threshing barns, the premises have been sympathetically converted to provide modern office accommodation. Retaining many period features including exposed wooden timbers and exposed stonework, the premises provides 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 1
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 1 Ram Court is a ground and first floor office building comprising 2 large open-plan offices 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 at the rear of the building suitable for outdoor working if required.

ACCOMMODATION

The following measurements are approximate:

Ground Floor

Office 1: 26'7" x 20'4" max

Office 2: 12'8" x 12'5"

Office 3: 12'5" x 7'4"

WC & Shower

Second Floor

Office 4: 39'4" x 20'3"

Kitchen: 11'4" x 4'7"

Total N.I.F.A. approx. 1,652 sq.ft. (153.47 sq.m.)

CAR PARKING

Parking for 8 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

£24,000 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. £494.20 per annum.
The Tenant is responsible for their own contents and public liability insurance.

SERVICE CHARGE

A service charge of approx. £3,941.74 per annum is payable to the Landlord, quarterly in advance, to cover the cost of maintenance, lighting and cleaning of the communal areas and car park, and fire & intruder alarm servicing, fire extinguisher servicing, boiler maintenance, window cleaning, rubbish collection, and water & sewage.

VAT

VAT is payable in addition.

BUSINESS RATES

Rateable Value - £22,250.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE - B



marriotts
property llp

Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

T: 01367 242422
E: property@marriotts.co.uk
W: www.marriotts.co.uk

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