



Unit 5, The Old Barn, Wicklesham Lodge Farm, Faringdon  
Oxon SN7 7PN - TO LET £10,250 p.a.x.



# Unit 5, The Old Barn

## Wicklesham Lodge Farm, Faringdon, Oxon, SN7 7PN

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INCENTIVES MAY BE AVAILABLE

### LOCATION

Faringdon is an historic market town which lies at the edge of the Cotswolds, approx. 18 miles south-west of Oxford and 12 miles north-east of Swindon. Wicklesham Lodge Farm lies on the southern edge of the town, with excellent access directly onto the A420 and the adjacent A417, and views across open countryside.

### DESCRIPTION

Situated across a ground floor, and having undergone a programme of full redecoration, the premises comprise 3 offices with kitchen and independent toilet facility. The offices benefit from LPG heating, wood effect vinyl flooring, LED lighting, and good natural light.

Externally to the front of the building is parking for 4 cars, additional visitor parking available.

### ACCOMMODATION

The following dimensions are approximate only:

Office 1: 19'6" x 11'5"

Office 2: 19'5" x 12'6"

Office 3: 13'6" x 9'

Kitchen: 5'9" x 5'5"

Toilet:

Total N.I.F.A. approx. 623 sq.ft. (57.87 sq.m.)

### UTILITIES

Electricity is independently metered. LPG for heating will be recharged by the Landlord.

### SERVICE CHARGE

Approx. £1,660 per annum to cover the cost of maintenance, lighting & cleaning of the communal areas and car park, & intruder alarm servicing, fire extinguisher servicing, boiler maintenance, window cleaning and water/waste.

### TENURE

A new lease is available to be excluded from the LTA 1954, under internal repairing terms.

### BUILDINGS INSURANCE

Approx. £174.00 p/a but subject to annual review.

### BUSINESS RATES

Rateable Value: £10,250.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C

### VAT

VAT is payable.

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