



Unit 4, Henleaze Farm, Faringdon, Oxon SN7 7PR
TO LET in WHOLE or PART - Rents from £12,000 - £25,000 p.a.x

marriotts
property llp

Unit 4, Henleaze Farm, Longcot, Faringdon, Oxon SN7 7PR

Available as Whole - £25,000 pa or Part - GF £13,000 pa, FF £12,000 pa

Rents from £12,000 to £25,000 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 and generous parking facilities.

DESCRIPTION

Comprising a modern detached purpose built commercial building, the premises provide modern open-plan office / working space across ground and first floors. Accessed via stairs or passenger lift, the first floor benefits from excellent natural light, high ceilings, and an independent external private balcony area

providing a pleasant seating or breakout area. The unit enjoys independent toilet and kitchenette facilities on both floors, and wall mounted heating and air cooling to the ground floor. Fibre Broadband is available to the building. Ample car parking is provided in the on-site car park. Royal Mail collections available most afternoons.

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor - N.I.F.A. 1,265 sq.ft.

Entrance Foyer & WC

Office / Workshop 1: 30' max x 22' average

Office / Workshop 2: 24' x 14'8"

Office / Workshop 3: 16' x 15'

First Floor - N.I.F.A. 1,057 sq.ft.

Office 4: 28'10" max x 28'9" max (with WC)

Office 5: 17'10" x 14'6"

Total N.I.F.A. approx. 2,322 sq.ft. (215.72 sq.m.)

TENURE

A new lease(s) is available to be excluded from The LTA 1954, under full repairing terms. A minimum 3 month deposit is required. VAT is payable.

BUILDINGS INSURANCE

Approx. £500 p/a but subject to annual review.

BUSINESS RATES (Currently rated as a whole)

Rateable Value: £28,500.

Note: Rates relief may be available on part, or other assistance available, please contact L A.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C.

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



marriotts
property llp

Faringdon
9 Market Place
Faringdon Oxon
SN7 7HL

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

www.marriotts.co.uk