



Unit 4B, Woodgrove Farm, Fulbrook, Burford

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TO LET - Rent £9,750 p.a.x.

LOCATION

Situated on the A361, Fulbrook is a picturesque Cotswold village conveniently located next to Burford, which is located only a short drive to the south-west. Known as the 'Gateway to The Cotswolds' Burford enjoys an eclectic range of shops, restaurants and cafes, all within easy reach of Fulbrook. Both Oxford and Witney are located within easy reach via the A40 which lies two miles to the south, with Cheltenham approximately 25 miles to the west. Charlbury Station is easily accessible only 15 minutes drive to the north-east, with mainline approximately 70 minutes to Paddington.

Comprising a small sensitively developed business estate of 7 offices & workshop set within private grounds, Woodgrove Farm is conveniently located with access directly onto the A361. Located approximately half a mile north-east of Burford, the entrance to the Estate will be found signposted on the right-hand side approximately



50 meters past the Carpenters Arms public house.

Proceed down the private driveway to the left-hand side and the unit will be found immediately to the front as you enter into the Estate. A range of longstanding tenants occupy Woodgrove Farm including Just Fabrics and Temple Piper.

UNIT 4B
WOODGROVE FARM
FULBROOK HILL
FULBROOK
BURFORD
OXFORDSHIRE
OX18 4BH

DESCRIPTION

Woodgrove Farm is situated in a unique and attractive location in the heart of Fulbrook, a picturesque Cotswold Village located on the edge of Burford. Sensitively developed to provide high quality office space away from the hustle and bustle of a busy town location, the Estate is home to a number of professional businesses.

The unit is undergoing renovation and will benefit from LED lighting and new kitchenette, and other works subject to agreement with the new tenant. The unit is completely self-contained and includes a large double door entrance, office, oil fired heating and independent toilet facility.

To the exterior is dedicated parking for 6 cars. The Estate benefits from its own managed private gardens and lawn within which picnic tables are provided for shared use with other Estate tenants.

ACCOMMODATION

The following measurements are approximate:

Workshop Area: 39'3" x 29'
(With double doors approx. 8' width x 7'10" height)

Office: 8'9" x 8'

Kitchenette

WC

Total G.I.F.A. approx. 1,140sq.ft. (105.9 sq.m.)

Dedicated parking for 6 cars is provided on the gravelled area to the front of the building.

VAT

VAT is payable in addition.

AGENTS NOTE

No HGV's over 7.5 tonnes are permitted on site.

LEASE TERMS

A new business lease is available for a minimum term of 3 years. The lease is to be excluded from the Landlord and Tenant Act 1954.

DEPOSIT: A minimum 3 month rent deposit will be required.

REPAIRS: Tenant responsible for internal repairs.

INSURANCE: Landlord insures the building, the Tenant reimburses the cost of the premium, approximately £675.00 per annum, subject to annual review. The Tenant will be responsible for their own contents and public liability insurance.



SERVICE CHARGE

A monthly service charge of £96.00 plus VAT will be payable to the Landlord to cover the cost of gardening, maintaining the car parking areas, external lighting, window cleaning, and other external maintenance.

UTILITIES

Utilities are independently metered for electricity and heating oil which will be the Tenant's responsibility. Water is recharged to the Tenant by the Landlord.

BUSINESS RATES

Rateable Value - £7,900.

Small Business Rates Relief / exemption may be available. Please direct enquiries to the Local Authority.

LOCAL AUTHORITY

West Oxfordshire District Council, Witney, Oxon, OX28 1NB
Tel: 01993 861000

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E.

