



**Key features:**

- Attractive rural location
- Mixture of cellular open plan accommodation
- Store/workshop at ground floor level
- Good parking

## To Let

3,820 Sq ft (355 Sq m) Approximately

Barn Conversion Offices with Storage/Workshop

## LOCATION

The property is located on Oxford Road in Swinford, approximately one mile to the South of Eynsham. There are excellent transport links by road as the unit is minutes from the A40 which offers direct access to Oxford and Witney and also the A420 which offers access to Swindon and the South-West. Both roads provide good links to key locations such as the A34 and the M40 Junction 9 along with mainline railway stations at Oxford Parkway and Long Hanborough.

## DESCRIPTION

Units 4 & 5 Swinford Farm comprise an extremely attractive and well converted barn premises. The units are interconnected and arranged over ground and first floor levels, occupying a prime position within the development.

The ground floor is configured to provide a reception and a suite of meeting rooms. The property also incorporates an element of store/workshop space accessed via large double doors to the rear. This area could also be converted to provide additional office space, subject to the necessary contents. The first floor offers predominantly open plan office accommodation with some cellular offices. The property benefits from the following:-

- Gas fired central heating
- Kitchen facilities x 2
- WC facilities x 3
- Cat 5e cabling
- 2 car parking spaces
- Visitor parking shared with other tenants

## ACCOMMODATION

The property benefits from the following approximate floor areas:-

|                        | Sq Ft | Sq M |
|------------------------|-------|------|
| Ground and First Floor | 3,820 | 355  |

## LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed with the Landlord at a rent of **£60,000 per annum** exclusive.

## BUSINESS RATES

Rateable Value (2017): £33,750

2019/20 Multiplier: 0.491

*All rateable values should be verified by the ingoing party with the Local Authority. Further information from [www.voa.gov.uk](http://www.voa.gov.uk)*

## SERVICE CHARGE

A service charge of £530 plus VAT is applicable.

## VAT

All figures within these terms are exclusive of VAT, where chargeable.

## LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

## ENERGY PERFORMANCE CERTIFICATE

*To be confirmed*

## VIEWINGS

Strictly by appointment with the joint sole letting agents:

Duncan May/Will Davis  
**VSL & Partners**  
22 Bankside  
Kidlington  
Oxford OX5 1JE

Mike Watson  
Cluttons  
T: 01865 812740  
E: [mike.watson@cluttons.com](mailto:mike.watson@cluttons.com)

T: 01865 848488

E: [dmay@vslandp.com](mailto:dmay@vslandp.com)  
[wdavis@vslandp.com](mailto:wdavis@vslandp.com)

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SUBJECT TO CONTRACT

updated: October 19