

### AVAILABLE TO LET

## 4 & 5 Swinford Farm

4 & 5 Swinford Farm, Swinford, Eynsham, Oxford, UK OX29 4BB



Office for rent, 3,820 sq ft, £60,000 per annum (passing)

To request a viewing call us on 01865 728 000

For more information visit https://www.realla.co.uk/m/40573-4-5-swinford-farm-4-5-swinford

Mike Watson mike.watson@cluttons.com

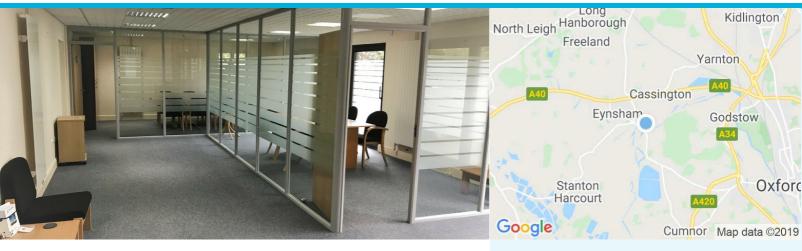
George Brown george.brown@cluttons.com

#### 4 & 5 Swinford Farm

4 & 5 Swinford Farm, Swinford, Eynsham, Oxford, UK OX29 4BB

To request a viewing call us on 01865 728 000





# A beautifully finished barn conversion office in an exclusive development within easy reach of Oxford.

Units 4 & 5 Swinford Farm comprises 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 scheme.

The ground floor is arranged as a reception and a suite meeting rooms providing a clear division between "front" and "back of house". Unusually the property also incorporates an element of store / workshop at ground floor level accessed either from the office area or via large double doors to the rear. If desirable this area could be comparatively easily converted to further office space, at the cost of the ingoing tenant, subject to the necessary consents.

The first floor offers predominantly open plan office accommodation arranged over a variety of differently size rooms.

Specification includes 2 x kitchen facilities, 3 x WC facilities, gas fired central heating, Cat Ve cabling and a host of period features throughout. There is ample parking on site with 2 demised areas and a smaller area of designated visitors parking shared with the other tenants.

#### **Highlights**

- Quality Barn Conversion
- Versatile Accommodation With Storage
- Strategic Location

#### **Property details**

| Rent           | £60,000 per annum (Passing)  |
|----------------|--|
| Rateable value | £33,750  |
| Building type  | Office   |
| Planning class | B1   |
| Size           | 3,820 Sq ft  |
| Lease details  | The premises are available by way of assignment of the existing lease. The lease is at a passing rent of £60,000 per annum, held within the security of tenure provisions of the Landlord & Tenant Act 1954 and expires on 29/11/2022. There is also a tenant only break clause on 01/11/2020 subject to 6 months prior written notice. Alternatively the landlord has indicated that he would be receptive to granting a new lease of the premises on terms to be agreed. |

CGO OOO per appum (Pessing)

#### More information

#### Visit microsite

**>** 

https://www.realla.co.uk/m/40573-4-5-swinford-farm-4-5-swinford-farm-swinford

#### Contact us

Cluttons (Oxford)

7400 The Quorum Alec Issigonis Way, Oxford Business Park, Oxford, Oxfordshire OX4 2JZ

- www.cluttons.com
- **\**01865 728 000
- in linkedin.com/company/30569/
- f facebook.com/Cluttons

Mike Watson

Cluttons

- **4** 01865 812 740
- mike.watson@cluttons.com

George Brown

Cluttons

- **\**01865 812 750

Quote reference: RENT-40573

Strictly by appointment with the sole letting

agents.

28/10/2019&nsbp; Cluttons LLP for itself and as agent for the vendor or lessor (as appropriate) gives notice that the particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a contract. Reasonable endeavours have been made to ensure that the information provided is correct however all descriptions and any other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Neither Cluttons LLP, its partners or employees has any authority to make or give any representation or warranty whatever in relation to this property. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.