



AVAILABLE TO LET

4 & 5 Swinford Farm

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

CLUTTONS

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-farm-swinford>

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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.

More information

Visit microsite

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

Contact us

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Quote reference: RENT-40573

Strictly by appointment with the sole letting agents.

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