

Near BURFORD OFFICES



Four office suites available to let individually, or in combination, in this sympathetically converted barn with private car park in the picturesque Village of Great Barrington.

From: 62.19 sq m (669 sq ft)
To: 269.84 sq m (2,904 sq ft) NIA

Suites 1, 2, 3 & 4 The Granary
Great Barrington
Burford
Oxfordshire OX18 4US

LOCATION

The Granary is situated in the heart of the Village of Great Barrington, to the north-east of Burford. The A40 is 1 mile to the south, providing access to Witney (11 miles), Oxford (24 miles) and Cheltenham (19 miles).

The town of Burford, just four miles distant, provides excellent amenities and within the Village itself is The Fox Public House, on the banks of the River Windrush.

DESCRIPTION

The Granary is a detached converted barn constructed of Cotswold Stone under a pitched tiled roof. The accommodation is over two floors, is open plan, with the following specification:

- Exposed beams and revealed Cotswold Stone Walls
- Mixture of flag stone flooring and carpeting
- Under floor heating throughout
- Perimeter and floor box power distribution
- Mixture of ceiling and beam mounted spotlights and pendant ceiling lights
- Two w.c.'s on each floor
- Private car parking with a total of 16 parking spaces
- Kitchenettes to Units 3 & 4

ACCOMMODATION

The four office suites have the following Net Internal Areas:

	<u>Sq M</u>	<u>Sq Ft</u>
Suite 1 (Ground Floor)	66	710
Suite 2 (Ground Floor)	62	669
Suite 3 (First Floor)	72	779
Suite 4 (First Floor)	69	744
Total	269.84	2,904

TERMS

The units are available either individually, or in combination, for a term of years to be agreed. Vacant possession of Suite 3 is available from May 2010. The lease(s) would be on full repairing and insuring terms. The quoting exclusive annual rentals are as follows:

Suite 1: £9,230
Suite 2: £8,700
Suite 3: £10,100
Suite 4: £9,700

SERVICE CHARGE

There will be a service charge levied for the maintenance of the common parts, and further details are available upon request.

BUSINESS RATES

The Local Charging Authority is Cotswold District Council.

VAT

All terms quoted are exclusive of V.A.T. where payable.

LEGAL COSTS

Each party are to bear their own legal costs incurred in this transaction.

SERVICES

We have not tested any of the services and can give no warranty as to their condition.

VIEWING

By appointment through the sole letting agents: Meeson Williams

February 2010

SUBJECT TO CONTRACT



01670 13330

Important notice.

Meeson Williams give notice that these property particulars are provided as a general outline for guidance only. 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 their accuracy. As such, it does not constitute or form part of a contract. No person in the employ of Meeson Williams or the representing agent of the property displayed has the authority to make or give any representation or warranty in relation to the property.

Unless otherwise stated, all rents and prices quoted in these property particulars are exclusive of VAT which may be payable in addition to the amount quoted.

Viewings by prior appointment

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