

BICESTER OFFICES

MODERN DETACHED OFFICES

AIR CONDITIONED OFFICES AVAILABLE AS A WHOLE OR FLOOR BY FLOOR. PARKLAND SETTING, AMPLE CAR PARKING, M40/A34 ACCESS.

120.1 SQ M (1,293 SQ FT) – 241.19 SQ M (2,596 SQ FT) NIA



The Dairy
Bignell Park Barns
Chesterton Nr Bicester
OX26 1TD

LOCATION

Bignell Park Barns is set in attractive parkland on the outskirts of Chesterton. It has direct access onto A4095, approx 2.5 miles to Bicester (and mainline rail station), 5 miles to J9 M40, and 12 miles to Oxford (via A34).

DESCRIPTION

The Dairy is a detached purpose-built office within the central courtyard, constructed in 2001.

The Dairy is available to let as a whole (internal interconnecting door available) or independently floor by floor.

Amenities include:

- Air conditioning
- Flexible open plan
- Toilet & kitchen on both floors
- Independent access to ground and first floors
- Perimeter trunking
- 18 car spaces

ACCOMMODATION

The accommodation has the following net internal area:

	<u>Sq M</u>	<u>Sq Ft</u>
Ground	121.09	1,303
First	120.1	1,293
TOTAL	241.19	2,596

TERMS

Available by way of a new internal repairing and insuring lease on terms to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. There is an estate service charge for the external building repairs and maintenance of common areas further details on request.

ANNUAL RENTAL

Ground Floor: £21,000

First Floor: £21,000

BUSINESS RATES

2010 Rateable Values:

Ground Floor: £18,750

First Floor: £18,750

VAT

All terms quoted are exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs.

SERVICES

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

VIEWING

By appointment through the sole agents.

December 2011

SUBJECT TO CONTRACT

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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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