

Near BURFORD - OFFICES

Ground floor office suite available to let in this sympathetically converted former school with car park in the picturesque village of Great Barrington.

118 sq m (1,271 sq ft) NIA

01865 349011



The Old School
Great Barrington
Burford

Oxfordshire OX18 4US

www.meesonwilliams.com

LOCATION

The Old School 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 Old School is a single storey detached building constructed of Cotswold Stone under a pitched tiled roof. The unit is split into two by a substantial chimney breast. The accommodation has the following specification:

- Timber effect laminate flooring
- Oil fired wet radiator heating system
- Perimeter and floor box power distribution
- Category II louvered suspended lighting
- Car parking immediately outside
- Kitchenette

ACCOMMODATION

The Old School has the following Net Internal Areas:

	<u>Sq M</u>	<u>Sq Ft</u>
Lobby	3.5	38
Main Office	64.2	691
Rear Office	46.2	497
Kitchen	4.2	45
Total	118.1	1,271

TERMS

The unit is available to let for a term of years to be agreed on internal repairing and insuring terms. The quoting annual rental is £13,000 per annum exclusive

SERVICE CHARGE

Not applicable.

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

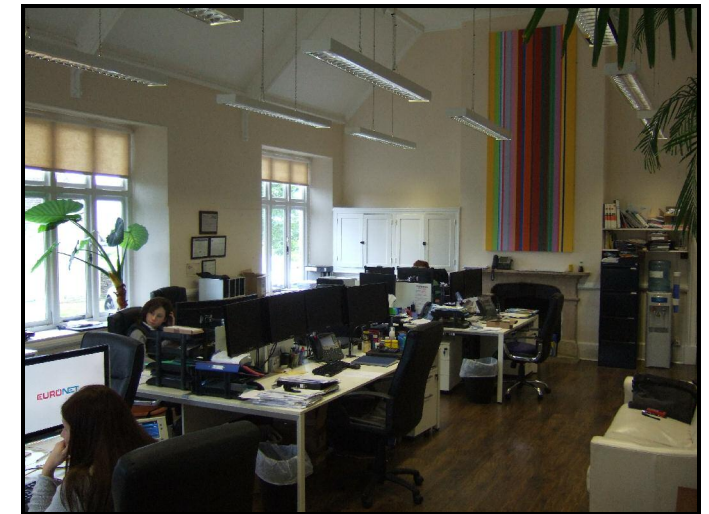
We have not tested any of the services and can give no warranty as to their condition.

VIEWING

By appointment through the sole letting agents: Meeson Williams

September 2011

SUBJECT TO CONTRACT



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Important notice.

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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.

7 Court Farm Barns, Medcroft Road, Tackley, Kidlington, Oxford OX5 3AL

Viewings by prior appointment

01865 349011

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