

WILLOWS GATE STRATTON AUDLEY BICESTER OX27 9AU

ACCESSIBLE RURAL OFFICE SUITE

TO LET



Willows Gate comprises an excellent conversion of traditional brick and stone former farm buildings located on the edge of the picturesque village of Stratton Audley. The offices are located 750 metres to the south of the crossroads of the A4421 (Bicester to Finmere road) and the Stratton Audley/Stoke Lyne road (which links the two village and provides a connection to the B4100 and from there J10 of the M40 and the A43). Bicester is approximately 2 miles to the south and J9 of the M40 (the junction with the A34) is 2 miles from Bicester.

DESCRIPTION

Willows Gate is a well presented conversion of traditional farm buildings of brick and stone construction arranged around a central courtyard. The offices are easily accessible, being within a short drive of Bicester and junctions 9 and 10 of the M40. The complex benefits from extensive car parking and landscaped grounds. There is currently one suite available, Suite 6. The suite is arranged over ground and first floor and provides open plan accommodation. The suite benefits from separate WC and kitchen facilities. It can either be taken as a whole, or alternatively there is the potential to split on a floor by floor basis.

ACCOMMODATION

More particularly the offices benefit from the following:

- Ample car parking
- Carpeted floors
- Perimeter trunking for network cabling and power sockets
- Fluorescent lighting
- Electric heating
- Landscaped grounds
- Communal courtyard
- WC facilities
- Newly fitted kitchen

Suite 6	SQ FT	SQ M
Ground Floor	872	80.98
First Floor	1,023	95.02
Total	1,895	176

SERVICES

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

PLANNING

Willows Gate benefits from B1A (Office) planning consent as specified within the Use Classes Order (1987) as amended.

TENURE

The premises are available by way of new effectively fully repairing and insuring leases for a term of years to be agreed by negotiation.

RENT

£12.50 per sq ft per annum exclusive of VAT and further outgoings.

RENT DEPOSIT

The Landlord will require a deposit of 3 months rent to be held for the duration of the lease. It will be returned at the end of the term, subject to the Tenant complying with the terms of the lease.

SERVICE CHARGES

A service charge of 50p per sq ft per annum will be levied by the Landlord for external and communal maintenance and management, landscaping and common area water and electricity.

The building's exterior is repainted every five years by the Landlord. the cost is recharged to the Tenant.

INSURANCE RENT

The Landlord insures the building and recovers the premium from the Tenant.

VAT

VAT is charged on the rent and service charge.

ENERGY PERFORMANCE CERTIFICATE

The suite has an Energy Performance asset rating of C. Copies of the EPC certificate are available from the Agent.

BUSINESS RATES

The rateable value of Suite 6 is £19,750. The current rate is 48.2 pence in the £. The local charging authority is Cherwell District Council.

LEGAL COSTS

The Tenant is to pay both parties legal costs incurred in this transaction.

VIEWING

Strictly by prior arrangement through the agent:



David Deeley MRICS

Email: david.deeley@adaltareal.com

SUBJECT TO CONTRACT

Details prepared November 2014



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