



Offices at Manor Farm Barns, Upper Slaughter, GL54 2JJ

From approx. 269sqft (25 sqm) to 4,617 sqft (429 sqm)

Subject to contract

- Website coming soon
- An outstanding new scheme of offices, workshops & potential for leisure/ café (subject to consents)
- Satellite broadband (Starlink)
- Phase one completion due Autumn 2026

Location

Manor Farm occupies an attractive position within the Cotswolds, benefiting from a rural setting while remaining readily accessible to the surrounding road network. The property is located approximately 2 miles from Stow-on-the-Wold, 4 miles from Bourton-on-the-Water, 18 miles from Cheltenham and 28 miles from Oxford. The location provides a peaceful countryside working environment while maintaining good connectivity to key regional centres via the A429 (Fosse Way) and the wider road network.

Description

A collection of beautifully converted offices and studio spaces in the heart of the Cotswolds, designed for businesses seeking quality, character and an exceptional working environment.

Manor Farm is an attractive courtyard development currently undergoing an extensive refurbishment to an exceptional standard, creating a range of high-quality office, studio and leisure accommodation. Opportunities also exist for café and other complementary uses, subject to the necessary consents. The development combines the charm of traditional Cotswold farm buildings with modern business amenities, providing an inspiring setting for occupiers. On-site facilities are planned to include high-speed satellite broadband, tennis and padel courts, and immediate access to picturesque countryside walks.

Rates

Rateable Value: To be assessed

Source: Valuation Office Website. Applicants should make their own enquiries as to rates payable.

Terms

The accommodation is available from individual rooms upwards on new, flexible lease terms for a term to be agreed. Please enquire for further information.

Each party to be responsible for their own legal costs in the transaction. A reservation fee/ legal cost deposit is required-please ask for more details.

EPC

The units have not been assessed, please contact the office for more information.

Value Added Tax

We are advised that vat is payable on the figures quoted.

Viewings

By prior appointment with the sole agents:

Joe Cohen joe@thponline.co.uk
Richard Crabb. richard@thponline.co.uk
Oliver Workman oliver@thponline.co.uk

Accommodation & quoting rent

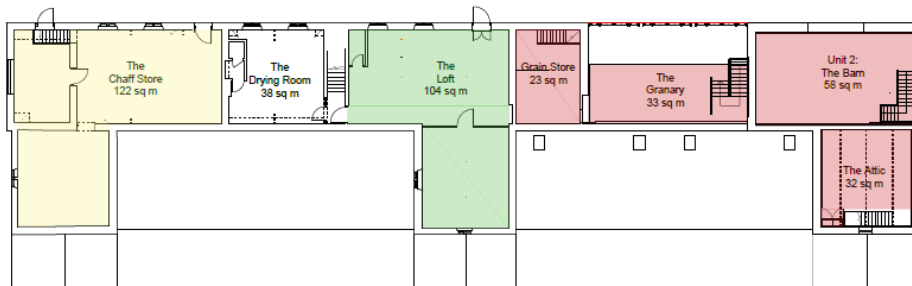
Measuring from development plans we can calculate the following areas:

Unit	Area (sq m)	(sq ft)	Quoting Rent
The Attic	32	344	£7,578
Grain Store	48	517	£11,374
Unit 2 – The Barn	58	624	£13,728
Unit 1 – The Barn	63	678	£14,916
Milking Parlour	80	861	£18,942
The Dairy	80	861	£18,942
The Granary	100	1,076	£23,672
Unit 1 Dutch Barn	-	-	UNDER OFFER
Unit 2 Dutch Barn	-	-	NOW LET

See below for indicative floor plan (not to scale).



GROUND FLOOR PLAN
Scale 1:250 @ A3



FIRST FLOOR PLAN
Scale 1:250 @ A3

	SCHD Architecture & Design 40 Manor Road, Watlington, E17 5RZ mobile: 07 400 446545 website: www.schd.co.uk email: saron@schd.co.uk		Job: Manor Farm, GL54 2JJ Drawing No: PROPOSED MAIN RANGE UNITS & AREAS	Date: 28 JUN 2016 Drawing Number: 2401/115