



SUITE 2 LONG BARN, APPLETREE ROAD, CHIPPING WARDEN, BANBURY, OXFORDSHIRE, OX17 1LH

OPEN PLAN SELF-CONTAINED FLEXIBLE OFFICE SUITE

- Open plan office space/Studio/Workshop
- Air conditioning
- Good Parking Provision
- EPC Rating D

TO LET - £8,400 PAX | 652 sq ft (60.57 sq m)

Contact **Tim Humphrey**

Brown & Co Banbury

01295 273555

tim.humphrey@brown-co.com

BROWN & CO

Property and Business Consultants

brown-co.com

LOCATION

Suite 2 Long Barn at Manor Farm Business Park is located off the A361 Chipping Warden road and is approximately 5 miles north of Banbury and 11 miles south of Daventry.

Banbury provides easy access to the M40, and a short distance from Daventry is easy access to the M1 motorway via Junctions 16 and 18.

The unit is accessed off the A361 into a wider Business Park and the offices can be found to the rear elevation of the site.

DESCRIPTION

Suite 2 Long Barn is an attractive stone constructed premises with a shared entrance foyer and kitchen/WC facilities. A separate entrance and access maybe arranged via the courtyard.

The suite is situated on the first floor of the Long Barn with a separate access to the courtyard. It has exposed timber beams and exposed brick walls with timber double glazed windows with security shutters.

Externally there is a shared grassed courtyard area/communal space and substantial parking available. The property also features the following:

- Open plan office space
- Ample car parking
- Shared Kitchen and facilities
- Air conditioning unit
- Electric heating
- Carpeted
- Perimeter network trunking
- Office furniture may be available by separate negotiation

ACCOMMODATION

	m ²	ft ²
Suite 2 at Long Barn	60.57	652

SERVICES

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

The property may benefit from Small Business Rates Relief which may reduce the rates payable. Please contact the agents for more information.

Rateable Value	7,300
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SERVICE CHARGE & OTHER OUTGOINGS

Circa £72.83 per month which will include the service charge, internet and phone provision. Electricity charges to be confirmed.

EPC RATING

The property has an EPC rating of D

IMPORTANT NOTICES

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TERMS

A new lease is available on a fully repairing and insuring basis for a term to be agreed by negotiation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VAT

It is understood that VAT is not applicable.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

Tim Humphrey
01295 220210
tim.humphrey@brown-co.com

Dilek Naylor
01295 273555
dilek.naylor@brown-co.com

