

THE GRANARY – SELF CONTAINED FIRST FLOOR OFFICE

Manor Farm Courtyard, Aston Sandford HP17 8JB

BRIGGS & STONE
land & property consultants



1,660 SQFT (154.2 SQM)

A self-contained first floor office within a sympathetically converted courtyard of traditional brick farm buildings. Located in the hamlet of Aston Sandford the offices are close to the towns of Thame, Aylesbury; only 1.5 miles from Haddenham mainline railway station with fast direct links to London and Birmingham. The M40 motorway (junction 7) is approximately 7 miles.

Description

Set in a picturesque rural location with wonderful views across open country. The office is within a range of converted traditional farm buildings on the ground floor. The office space comprises of carpeted flooring, feature lighting, perimeter trunking, kitchen and WC facilities.

Accommodation

The approximate net internal floor area is 1,660sqft (154.2sqm). Comprising open plan main office with off lying meeting rooms and dedicated server room.

Access

Ample parking is available with a dedicated courtyard car park providing spaces for up to 9 cars associated with the Parlour.

Possession

On receipt of references and completion of legal formalities.



Rent & Other Outgoings

Annual rent is £24,070 plus VAT which is charged monthly in advance unless otherwise agreed. An apportioned service charge is payable to cover the cost of water usage, insurance and waste collection.



Legal Costs

The Tenant is responsible for the Landlord's reasonable legal costs of £350 + VAT for the preparation of a Business Tenancy Agreement.

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Briggs & Stone Limited has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Briggs & Stone Limited have not carried out a survey, nor tested the services, appliances or facilities. Tenants must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Briggs & Stone Limited incorporated in England & Wales Registration Number 11328499, Registered office is Faulkner House, Victoria Street, St Albans AL1 3SE

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Lease

Offices are available on a full repairing and insuring a lease for a term of years to be agreed. Flexible terms, but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

Rating

The unit has a rateable value of £18,750 per annum. Under the current regulations the business rates payable would be £9,356.20 per annum [to be verified]. Subject to meeting various criteria an exemption for Small Business Rates Relief may be applied.

Hours of Access

8am to 7pm Monday to Friday unless otherwise agreed with the Landlord.

WCs

The offices benefit from having separate ladies and gents WC facilities contained within the offices space.



Deposit

Two months' rent.

EPC

An Energy Performance Certificate has been commissioned for the building, a copy of which can be made available on application to the agent.

Tenants Obligation

It is the tenant's responsibility to satisfy themselves with regard to planning matters and that the property complies with all relevant statutory requirements for the proposed use; including fire, health & safety and building regulations. The Landlord and their agent assume no responsibility or liability for such matters.

A unique opportunity to secure a self-contained office in a pleasant rural location. Available in August 2020 unless otherwise agreed in advance.

Viewing strictly by prior appointment through the joint selling agents; please contact:

Lucie Stone 07786 708037
Lucie.Stone@briggsandstone.co.uk

Peter Bridgman 01296 420637
Peter.Bridgman@brownandlee.com

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