

The Ockley Barn Offices, Upper Aynho Grounds, Aynho, OX17 3AY

To Let – Single Story Barn Converted Office Premises – 1,599 sq ft



Sq Ft	Sq M	Rent Per Annum	Estate Contribution Per Annum	Building Insurance Per Annum	Business Rates	EPC
1,599	148.59	£16,000	£1,500.00	£680.45 (24/25)	£15,500	E - 122

Location

The Ockley Barn Offices are located on the Oxfordshire/Northamptonshire border, just 10 minutes from Junction 10 of the M40 and between Bicester and Banbury.

The premises is situated 7 miles from both the towns of Banbury (to the north) and Bicester (to the south) and just 1 mile from the pretty village of Aynho.

Description

The premises comprise a single-storey barn which has been converted to offices. The interior is divided into three separate offices two storage areas, with the rear of the property having loading capabilities via double timber doors.

The offices benefit from connection to Gigaclear superfast broadband, has separate kitchen facilities and WC's, as well as ample car parking.

The barn forms part of a privately owned idyllic 18th century venue set in 250 acres of beautifully landscaped grounds. 'The Great Barn' www.thegreatbarn.net venue and events business operates neighbouring the premises, hosting rural weddings and corporate event days.

Accommodation

(Measured in accordance with the RICS Code of Measuring Practice)

Floor	Use	Sq Ft	Sq M
Ground	Office	203	18.90
	Office	203	18.90
	Storage	266	24.75
	Office	504	46.80
	Storage	422	39.24
Total		1,599	148.59

Terms & VAT

The property is available on a new internal repairing and insuring lease on terms to be agreed, at a rental of £16,000 per annum exclusive, subject to contract.

VAT will be payable in addition at the standard rate.

Services

We understand that all main services are provided to the property, but excluding gas. None of these services have been tested by the agents.

Estate Contribution

A contribution equating to £1,500 per annum will be payable in respect of maintenance of the estate roads and for estate upkeep, including landscaping.

Business Rates

The Rateable Value is £15,500. This is not what you pay. Further details are available from the agents or via the Local Charging Authority.

Viewing and further information

Please contact Chris White & Harvey White

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Chris White

Harvey White

FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000.

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