



THE CHURNS

To Let

Refurbished office in
picturesque area

The Churns | Upton Estate | Banbury
| OX15 6HU

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Traditional brick farm building office conversion in a picturesque rural setting measuring 767 sq.ft. Available immediately.

adalta real adaltareal.com
01295 670 123

The Churns is a traditional brick building that forms part of an attractive courtyard of converted hornton stone farm buildings. The available office suite provides a large open plan room with tall ceilings and a meeting room. There are two WC's, a kitchen and loft storage space too. The space benefits excellent natural light, large secure car park and landscaped grounds.

The Churns office accommodation is situated within the picturesque and quiet surroundings of Upton Estate, located 7 miles north west of Banbury, just off the A422. When driving from Banbury take the turning on the left adjacent to the Upton House National Trust Car Park. Home Farm Drive Office Complex is located c.0.5 miles down this private drive through an electric gate.

More particularly the property features:

- Recently refurbished
- Meeting room
- Fast Broadband
- Electric security gate
- Ample parking
- Carpeted floors
- Biomass heating - carbon lean
- CAT 2 lighting
- Blinds to windows

// Accommodation

Measurements are provided on a net internal area (NIA) basis:

	SQ FT	SQ M
Office	767	71.29

// Services

Mains electricity, waste and drainage are connected. Central heating is provided by a biomass boiler, which produces heat that is carbon lean and more economic than conventional heating systems. These services have not been tested by the Agents.

// Tenure

The premises are available immediately by way of a new effective fully repairing and insuring lease for a term of years to be agreed.

// Rent

£13,500 per annum.

// Service Charge

A service charge (£2.05 per sq ft per annum) will be levied by the Landlord to cover a fair proportion of the costs of maintaining the common areas to include the car park, the building's exterior, landscaping, common area water and electricity.

Heating will be invoiced for separately. The current charge levied by the landlord for unlimited heating is £1.20 per sq ft per annum.

// Insurance

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

// Business Rates

The rateable value is £13,700. We recommend interested parties contact Stratford on Avon Council to ascertain whether they are eligible for small business rate relief.

// EPC

The Churns has an Energy Performance Asset Rating of E (121). Copies of the EPC certificate are available from the Agent.

// VAT

All terms quoted are exclusive of VAT which may be payable.

// Legal Costs

Each party to bear their own legal costs incurred in this transaction.

// Additional Information

Storage - Extra secure storage space may be available nearby on the estate at an additional cost if required. Further information is available upon request.



// Viewing

Strictly by prior arrangement through the agent:

James Hill

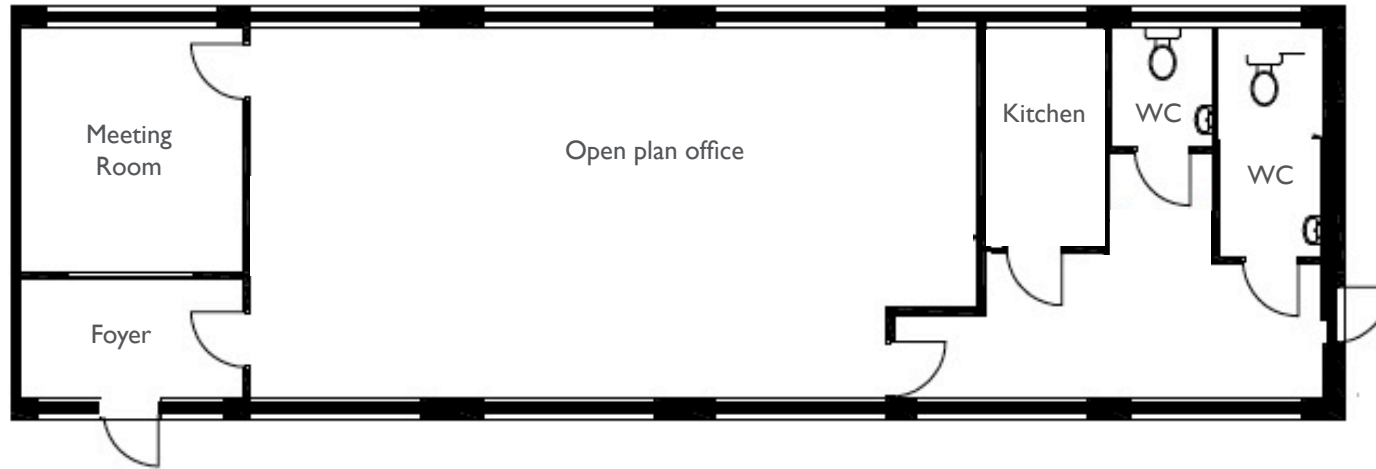
01295 670 123 | james.hill@adaltareal.com



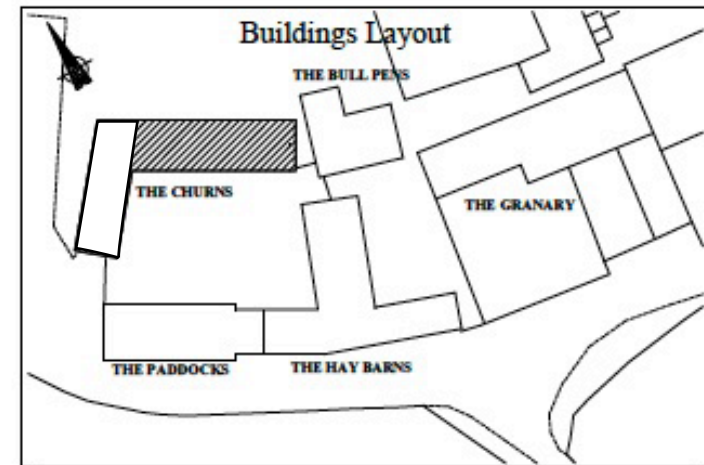
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