

To Let

Well located rural **office suite**

Unit 1 | Willows Gate | Stratton Aud-
ley | Bicester | OX27 9AU

///fatigued.stunning.putter

Willows Gate is an excellent farm to office conversion of traditional brick and stone buildings located on the edge of the picturesque village of Stratton Audley. The business park benefits from peaceful surroundings and large secure car park. Willows Gate offers modern accommodation over ground and first floor for growing businesses.

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Willows Gate is a well-presented conversion of traditional farm buildings of brick and stone construction arranged around a central courtyard. Unit 1 provides modern, open and well-lit accommodation over ground and first floor. The ground floor is predominately open plan with a small private office. The mezzanine floor offers storage or workspace. The unit also benefits from separate WC's and kitchen facilities on the ground floor.

Located approximately 2 miles north of Bicester, on the edge of the village of Stratton Audley, Willows Gate is 750 metres to the south of the crossroads of the A4421 (Bicester to Finmere road) and the Stratton Audley / Stoke Lyne road (which links the two villages and provides a connection to the B4100 and from there J10 of the M40 and the A43).

More particularly the property features:

- Large secure car park, with 3 allocated spaces
- Air conditioning
- Perimeter trunking
- Landscaped grounds
- Carpeted floors
- LED lighting throughout
- Storage space
- Private Office
- Broadband

// Accommodation

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

Unit 1	SQ FT	SQ M
Ground Floor	606	56.31
Office 2	172	15.95
Total Area	778	72.26

// Services

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

// Leasehold

Lease assignment until 30th April 2026

// Rent

£10,900 per annum.

// Service Charge

There is a service charge of £0.50 per sq ft. Further details are available on request.

// Insurance

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

// Business Rates

The Rateable Value is £10,000 and may be sub to transitional relief.

// EPC

Unit 1 has an Energy Performance Asset Rating of C (85). Copies of the EPC certificate are available from the Agent

// VAT

All terms quoted are exclusive of VAT which is payable.

// Legal Costs

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

// Subject to Contract



// Viewing

Strictly by prior arrangement through the agent:

Martin Patchett

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