



Springfield Farm, Banbury, OX15 5JH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£20,000 P.A

- Available: April 2024
- 10 Parking Spaces
- Business Rates: £29,750
- Net Internal Area: 208.14m² (2241 ft²)
- Rural Office Location
- Pleasant Surroundings and Countryside Views
- EPC: C72

Opportunity to let first and second floor commercial accommodation within an agricultural setting.

Location

Brailes is a picturesque village nestled in the heart of the Banbury district, situated in Oxfordshire. Renowned for its charming rural setting, Brailes exudes a quintessentially English ambiance with its thatched cottages, historic architecture, and lush green landscapes. The nearby market town of Banbury adds a touch of vibrancy to the area, offering a contrast to Brailes' tranquil surroundings. Banbury is situated approximately 10 miles south of Brailes with Shipston-on-Stour also in close proximity, located approx. 5 miles to the northwest.

Description

The Barns at Springfield Farm have been converted to make delightful rural offices benefitting from plenty of natural light with high ceilings, exposed beams and many original features. The property comprises 2 ground floor offices, the main office previously being a gym/dance studio before being utilised as offices include large windows overlooking the private garden, onsite shower facilities & under floor heating. Across the courtyard is a small consulting room which could be utilised as a boardroom, private office or storage room. The First floor offices also benefitting from exposed beams, provides 3 offices and a kitchen facility with a number of sky lights which provide a light airy feel.

Accommodation

The property comprises the following accommodation:

Main Office: 65.24m² (702 ft²)
Ground Floor Reception/ Entrance: 17.90m² (192 ft²)
Shower Facilities: 13.37m² (144 ft²)
Shower Facilities: 10.38m² (111 ft²)

Ground Floor Office: 25.61m² (276 ft²)

First Floor Office 1: 31.59m² (340 ft²)
First Floor Office 2: 15.30m² (165 ft²)
First Floor Office 3: 28.75m² (309 ft²)

Net Internal Area: 208.14m² (2241 ft²)

Services

It is understood that electric, water and foul water drainage are connected to the property. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

Energy Performance Certificate

The Energy Performance Certificate is: C 72

Business Rates

Business Rates: £29,750

Qualifying businesses with a rateable value of up to £12,000 currently receive 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier. Enquire at <https://www.stratford.gov.uk> for more details.

Legal Costs

Each party will be responsible for their own legal costs associated with the preparation of the lease

VAT

To be confirmed

Viewing

To discuss the property or to arrange a viewing please contact the Commercial Team on 01789 387882 or commercial@sheldonbosleyknight.co.uk

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice

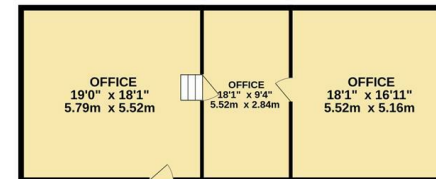


Plan

GROUND FLOOR
1456 sq.ft. (135.3 sq.m.) approx.



1ST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 2270 sq.ft. (210.9 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
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