

BOWEN

PROPERTY SINCE 1862



Monthly rental of £850

Offices at Lower Berghill Farm, Whittington,
Oswestry, SY11 4PD

Offices at Lower Berghill Farm, Whittington, Oswestry, SY11 4PD



General Remarks

An excellent opportunity to lease a well-maintained office suite situated in a rural location, yet within easy reach of Oswestry, Ellesmere and the A5/A483 trunk roads.

The offices have been sympathetically converted from a red brick traditional farm building and extend in total to approximately 500 sq.ft. (46.5 sq.m).

The unit has been maintained to the highest of standards and comprise of two spacious offices, together with a fully fitted kitchen and disabled WC.

The property also benefits from ample allocated parking.

Location: The offices are situated at Lower Berghill Farm which is set within open countryside, in a beautiful yet accessible location, having good access to Oswestry/A5/A483 (5 miles), Ellesmere (5 miles), together with Shrewsbury, Wrexham and Chester. The nearby train station at Gobowen (5 miles) provides direct trains to Shrewsbury, Chester and Birmingham.

Accommodation

The offices have been created from a sympathetic conversion of a traditional red brick farm which has been fully insulated, with double glazed windows and oil fired central heating throughout. The accommodation briefly comprises of:

Office 1: 16' 8" x 15' 5" (5.09m x 4.69m) Exposed beams, power point and network cable trunking, radiators, fully carpeted, door into:

Kitchen: 7' 7" x 5' 4" (2.31m x 1.62m) Fully fitted kitchen with stainless steel sink and drainer, tiled floor, space for a fridge.

Disabled WC: With a low level flush WC, wall mounted wash hand basin, tiled floor, fully adapted for disabled usage.

Office 2: 16' 8" x 10' 6" (5.08m x 3.20m) With exposed beams, power point and network cable trunking, radiator, fully carpeted.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Parking: Externally the offices suites benefit from allocated parking for numerous vehicles.

Services: The property benefits from mains electricity, water and oil fired central heating throughout. There is also a fire alarm system throughout.

Rateable Value: The offices are currently not rated but had a previous rateable value of £2,500 from 1st April 2023 - 12th February 2024. The property will require re-rating prior to occupation.

Tenure: Flexible lease terms are available, subject to negotiation with the letting agents.

EPC: TBC

Additional Office Space: An additional adjoining office space may also be available by separate negotiation. For further details please contact the letting agents.

Directions: From Oswestry take the A495 towards Ellesmere, continue into the village of Whittington before turning left at the 'T' junction and then turning right just after the castle. Continue for approximately 1 mile before turning right shortly after Kinsale Stud. Continue on this lane for approximately 1/4 mile before turning left, continue down this lane before bearing left where the land forks and continue onto Lower Berghill Farm.

What3words: [tapers.negotiators.mildest](https://www.what3words.com/tapers.negotiators.mildest)





A property business
steeped in heritage
with a forward
thinking outlook.

bowen.uk.com

BOWEN

PROPERTY SINCE 1862