

established 200 years

Tayler & Fletcher



Woodgrove Farm Fulbrook Hill, Fulbrook, Burford OX18 4BH

£12,000 Per Annum

Modern Office Space in Rural Setting. Walking Distance to Burford.

- Modern Office Space
- Flexible Terms
- Close to Burford
- New Lease Available
- Rural Setting
- Plenty of Parking
- High Quality Fit Out
- Ultra Fast Fibre Available Close by

taylerandfletcher.co.uk

WOODGROVE FARM

Woodgrove Farm is the ideal location for your business – offering a beautiful, green and calm environment with plentiful parking, easy walking access to Burford and the ultrafast connectivity vital to modern businesses.

THE VIEW

Premium location and office space at Woodgrove Farm. The View offers approximately 46m² of first floor office space. Totally renovated with new windows, doors, wiring, heating, lighting, plumbing, kitchen and finished to a high internal specification. The View offers a fantastic home for your business.

SIZE

The Unit provides a net internal area of approximately 499 sq ft (46 sq m).

LOCATION

Fulbrook is on the A361 directly next to Burford. Swindon and Banbury are within 25 and 45 minutes respectively, with Oxford and Cheltenham 10 and 25 miles along the A40. Charlbury Station is only 10 mins from Woodgrove Farm – mainline approx 70 mins to Paddington.

GREEN SPACE

The grounds at Woodgrove Farm are kept beautifully mown, tidied and attractive for all users. Picnic tables for Summer-time lunches and a pleasant outlook from all the business units enhance the experience of staff and visitors alike.

PARKING

Outside, private parking for around 5 cars and well-tended,

shared grounds offer a calm, creative and attractive environment.

LANDLORDS

The owners of Woodgrove Farm pride themselves on their friendly, hands on approach and on their attention to detail. Locating at Woodgrove Farm allows tenants to focus on their own business success.

RENT

Rent of £12,000 per annum.

LEASE

A new lease, terms negotiable.

SERVICE CHARGE

An annual service charge of £500 per annum is payable to the landlord.

BUSINESS RATES

The unit is yet to be rated for business rates. It will be re-rated once renovation work is complete. It is anticipated that it will fall under the small business rates threshold.

EPC

An EPC has been commissioned and can be made available from the agents.

VIEWINGS

Please contact Robert Holley or Harry Penman

Tel: 01451 830 383

Email: stow@taylorandfletcher.co.uk

The View – Woodgrove Farm

