

established 200 years

Taylor & Fletcher



Units 1 & 2 The Old Coal Yard (to let separately)

Gagingwell, Chipping Norton, OX7 4EF

Ground Floor Unit 1 - £25,000 per annum.

First Floor Unit 2 - £35,000 per annum.



4 The Old Coal Yard

Gagingwell, Chipping Norton, OX7 4EF

Two modern and sustainably designed office spaces available to let separately, nestled in the scenic Oxfordshire countryside. Offering high-specification design and versatile space, in easy reach of the North Cotswolds.

- 2 x High Specification Offices
- Situated in the Heart of Oxfordshire Countryside
- Sustainably Designed
- Close to Soho Farmhouse
- Shower Facilities
- Available to let individually.
- Up to 4,000 sqft of space.
- 3 Car Charging Points
- Good parking Allocation

LOCATION

The property is located in the hamlet of Gagingwell, approximately 6.5 miles east of Chipping Norton, just over 2 miles from the village of Enstone and close to Soho Farmhouse. Charlbury Mainline Station is approximately 5.5 miles away. The property is close to and part of a number of well used cycle routes and footpaths.

THE OLD COAL YARD

The Old Coal Yard, a mixed-use development situated on a former farm site. This thriving community hosts a variety of businesses, including the Skincare and Spa Brand company ILA, and The Cotswold Guy Deli and Cafe.

ACCOMMODATION

The property provides two modern offices, available to let separately. Both provide open plan office space alongside separate meeting, office and board rooms. Both units share kitchen, w/c, shower room and breakout space on the ground floor as well as a large full-height reception. The property benefits from 3 electric car charging points as well as a good allocation of car parking on site.

The space available is as follows:

Ground Floor Unit 1 - 1,063 square feet of space excluding shared kitchen, break out, toilets and showers.

First Floor Unit 2 - 1,926 square feet of space excluding shared kitchen, break out, toilets and showers.

OUTSIDE AREA

The property includes the use of some of the external areas around the property with the ability to provide outdoor seating and entertaining areas.



SERVICES

The property benefits from ground source heating, three phase electricity, water and connection to private drainage.

RENT

Rent on application.

LEASE TERMS

A new 5 year lease with a tenant right to renew.

SERVICE CHARGE

£2.00 per square foot (plus VAT) per annum.

BUSINESS RATES

The property is yet to be separately rated.

VAT

The property is elected for VAT.

EPC

The property has an EPC rating of B-31.

LOCAL AUTHORITY

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, OX28 1PB. Tel: 01993 861000.

VIEWING

All viewings are strictly by appointment only. Please contact the agents on:-

FAO Robert Holley or Harry Penman

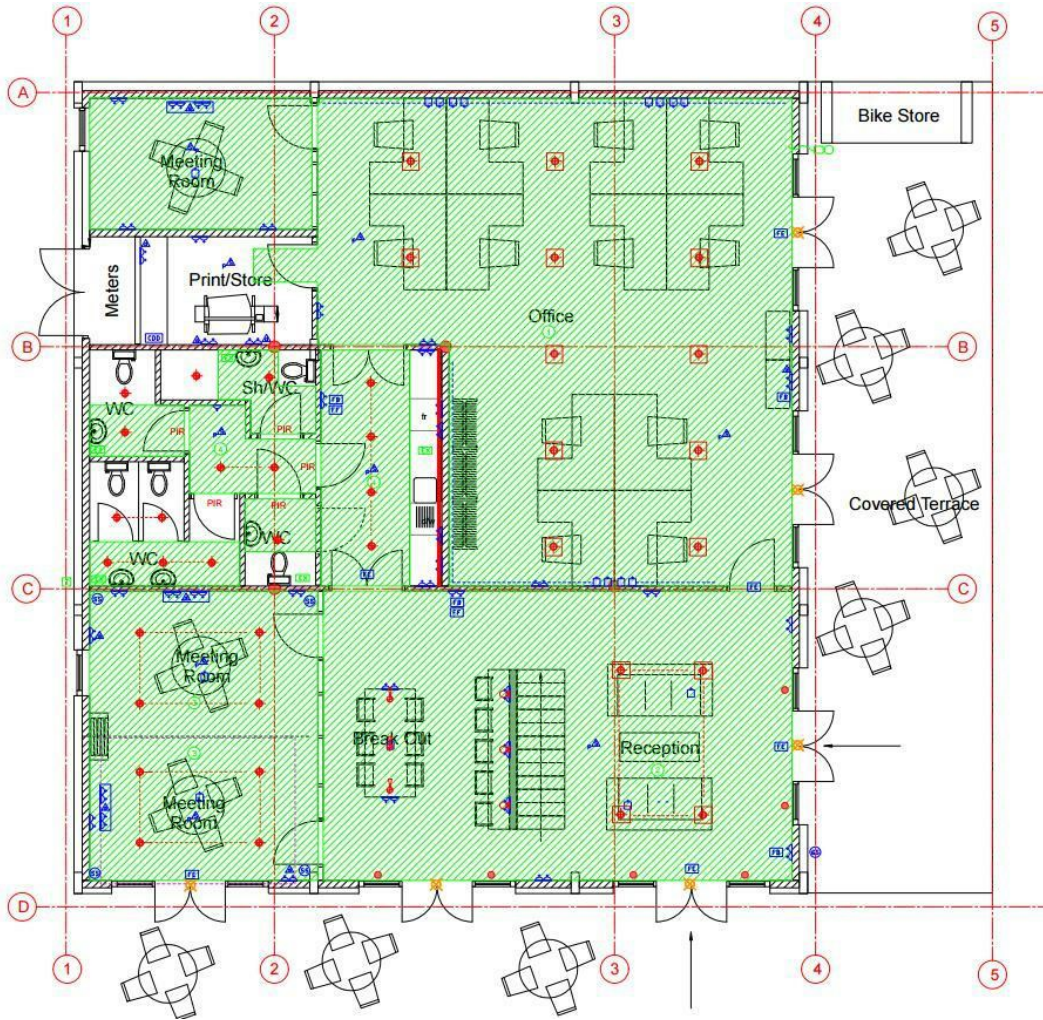
Tel: 01451 830 383

Email: robert.holley@taylorandfletcher.co.uk

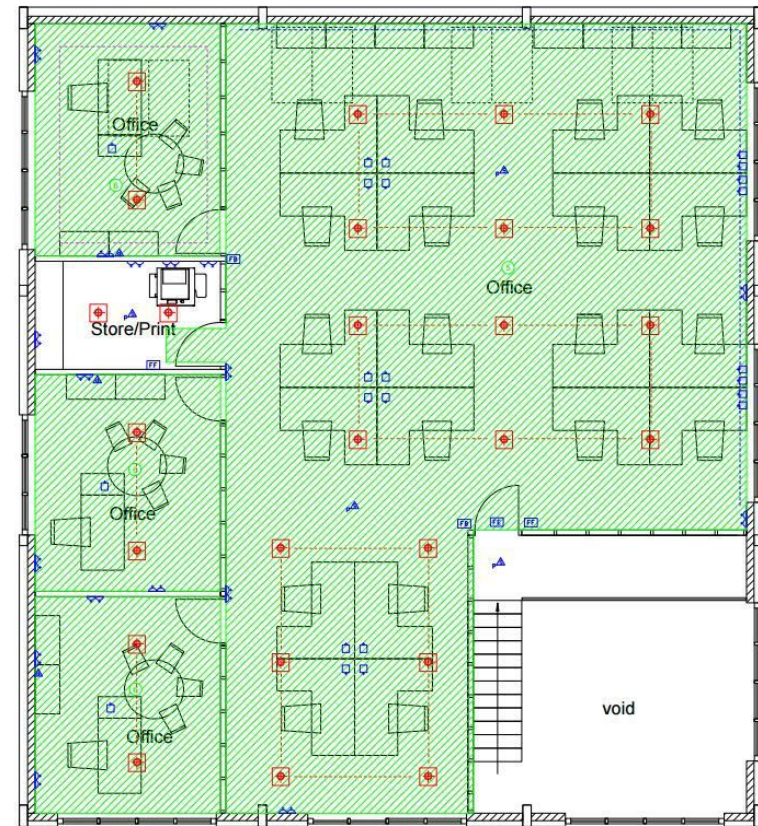
harry.penman@taylorandfletcher.co.uk



Floorplan (Illustrative Only)



Ground Floor

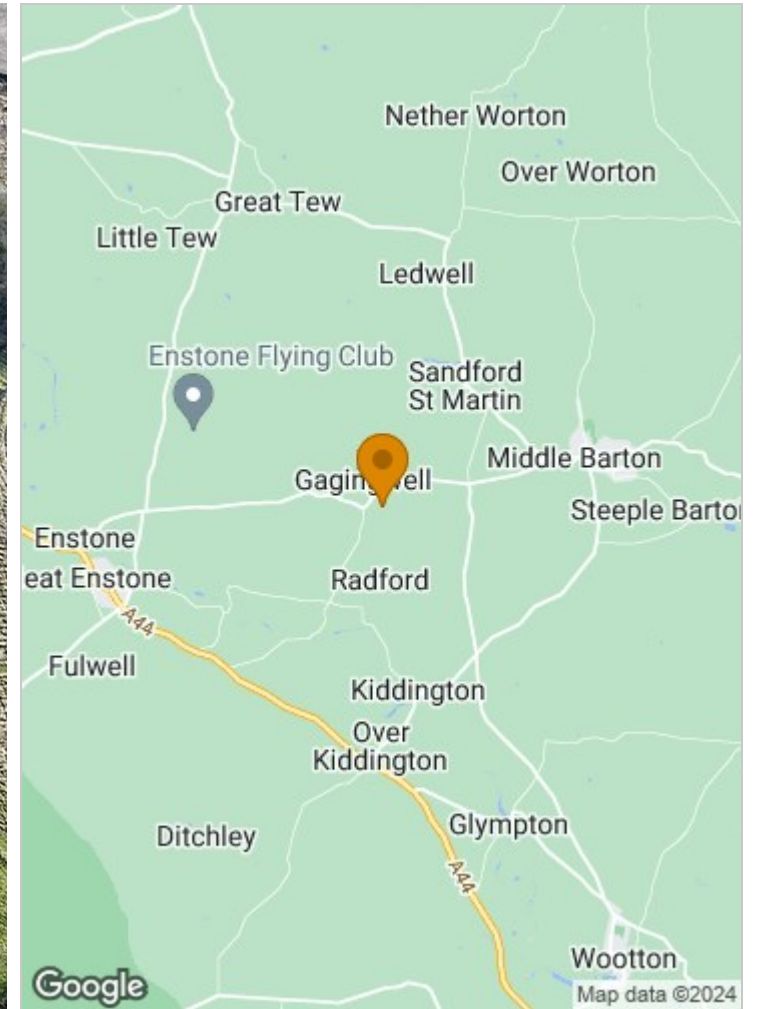


First Floor

Site



Location Map



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.