

established 200 years

Taylor & Fletcher



The View, Woodgrove Estates Fulbrook Hill

Fulbrook, Burford, OX18 4BH

£12,000 Per Annum



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The View is a first-floor office space newly renovated for 2024, with a great triple aspect over the whole of Woodgrove Farm site. Carpeted throughout The View offers a lovely bright working environment in a rural setting within 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



WOODGROVE ESTATES

Woodgrove Estates 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 Estates. 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 4 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 (Plus VAT)

LEASE

A new lease, terms negotiable.

SERVICE CHARGE AND BUILDINGS INSURANCE

There is a monthly service charge of £75 plus VAT which covers all external areas, gardening maintenance and window cleaning etc... The buildings insurance is approximately £230 per annum.



UTILITIES

Electricity is billed on a quarterly basis (based upon metered usage) and water is billed quarterly. Tenants responsible for agreeing own waste and broadband connections.

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.

RENTAL DEPOSIT

A rental deposit may be required by the ingoing tenant to be held by the landlord for the duration of the term. More details are available from the agent.

RESERVATION DEPOSIT

The prospective Lessee will pay the agents a reservation deposit of £900 (£750 plus VAT) which will be returned upon completion. If the proposed lessee withdraws for any reason the deposit will be retained by the Agents to cover administrative expenses.

VIEWINGS

Please contact Robert Holley

Tel: 01451 830 383

Email: stow@taylerandfletcher.co.uk

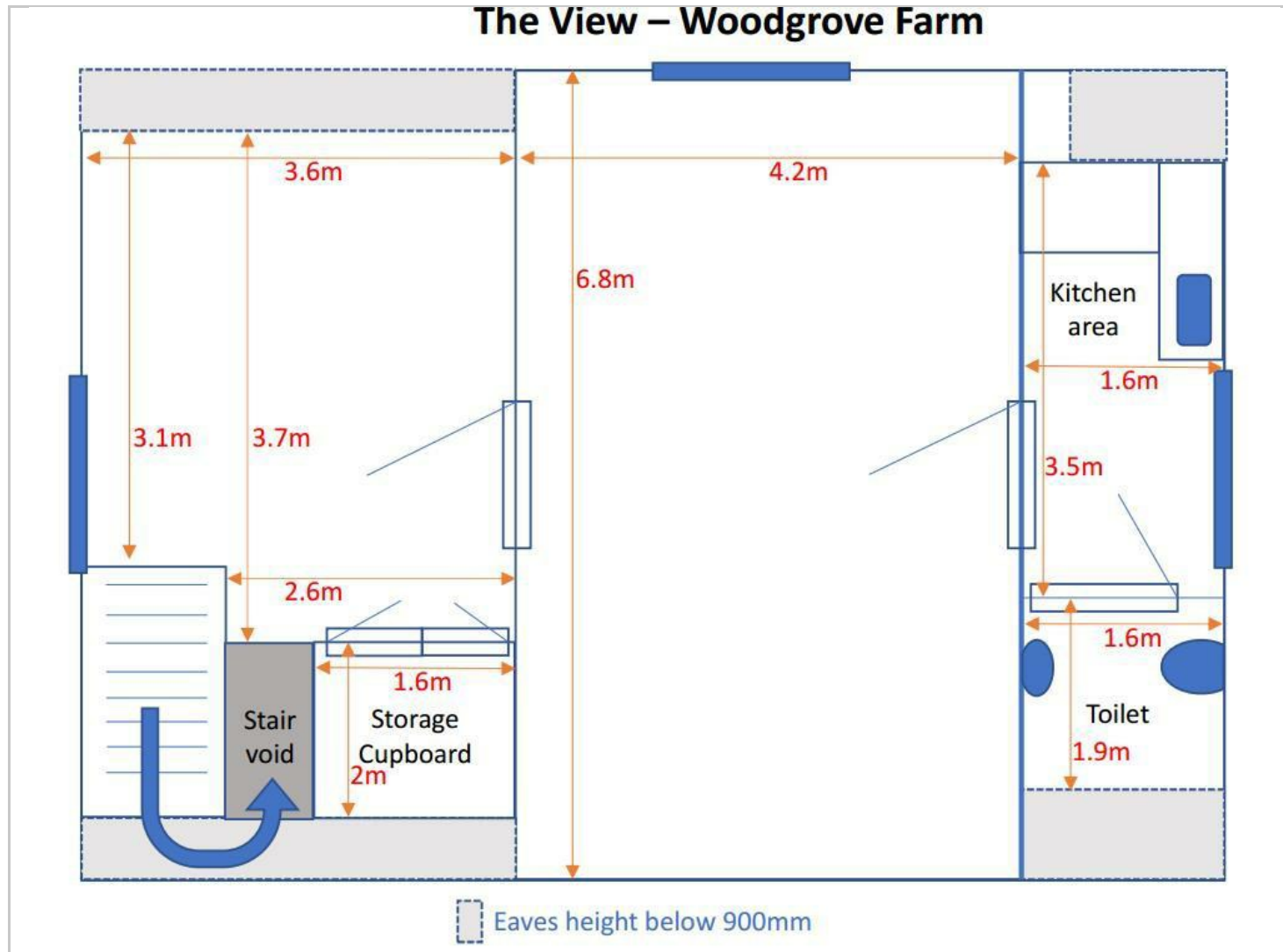
WOODGROVE ESTATES

For full information about the location and offering please find the website below:-

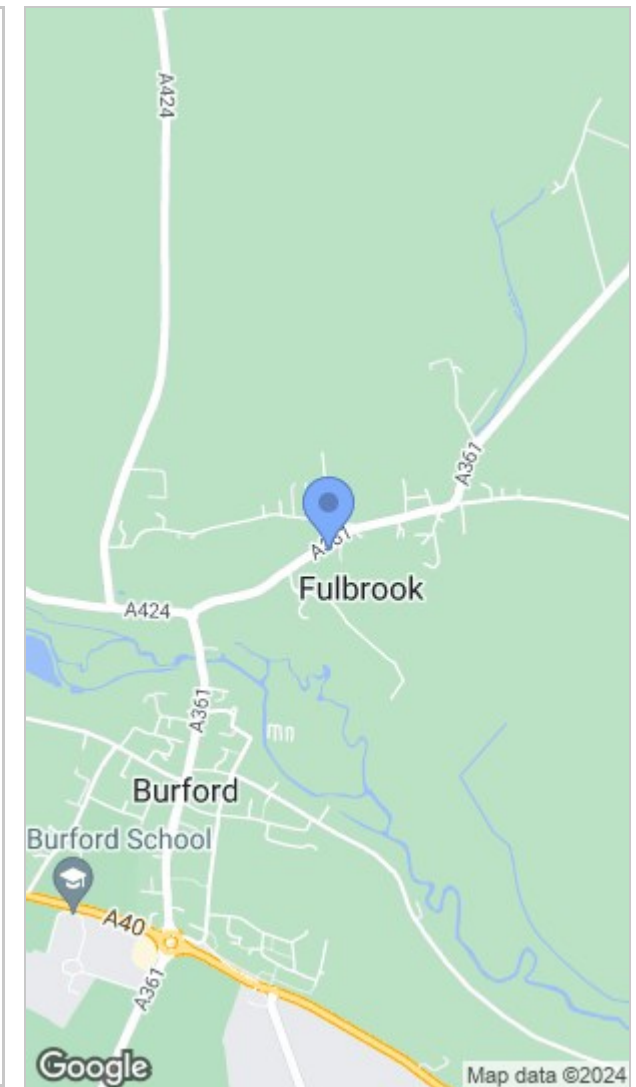
<https://woodgrove-estates.co.uk/>



Floor Plan



Area Map



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.