

established 200 years

Tayler & Fletcher



Office / Workshop Building, The Dutch Barn, The Old Coal Yard

Gagingwell, Chipping Norton, OX7 4EF

£53,000 Per Annum



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

- High Specification Workshop/Office
- Situated in the Heart of the Oxfordshire Countryside
- Sustainably Designed
- Close to Soho Farmhouse
- Flexible Accommodation
- Sustainable Accommodation - EPC Rating A - 17.
- Approx 4,200 sqft of space
- 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 with the M40 approximately 11 miles away. The property is close to and part of a number of well used cycle routes and footpaths.

SITUATION

The Old Coal Yard, Gagingwell is a rural commercial location made up a small group of varying business's including office and workshop operators, with a café, offering inside and outside eating areas, due to open in the near future.

THE DUTCH BARN

The property provides a mixed use modern production and office building. The ground floor has a central full height entrance with facilities such as WC's, shower room, kitchen. and break out room. There is a large production/workshop area with potential for becoming two open plan office

spaces with French doors, and meeting room. The first floor has open plan modern office space alongside separately partitioned office rooms and a central board room. There is a good allocation of car parking on site.

The approximate net internal floor areas of the property are as follows:

Ground Floor Production/warehouse area 2,142 sq ft (199 sq m)

First Floor Office and Showroom area 2,102 sq ft (195 sq m)

TOTAL NIA 4,244 sq ft (394 sq m)

SERVICES

The property benefits from ground source heating, three phase electricity, water and connection to private drainage. There is Fibre Optic capabilities available onsite (subject to connection) and also EV Charging capability (not installed as yet).

RENT

The quoting rent is £53,000 per annum exclusive.

LEASE TERMS

The property is available on new lease terms to be agreed.

SERVICE CHARGE

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

BUSINESS RATES

The rateable value of the property is £23,750 from 1st April 2023.

VAT

The property is elected for VAT.

EPC

The property has an EPC rating of A - 17. Expiring 21 February 2032.

LOCAL AUTHORITY

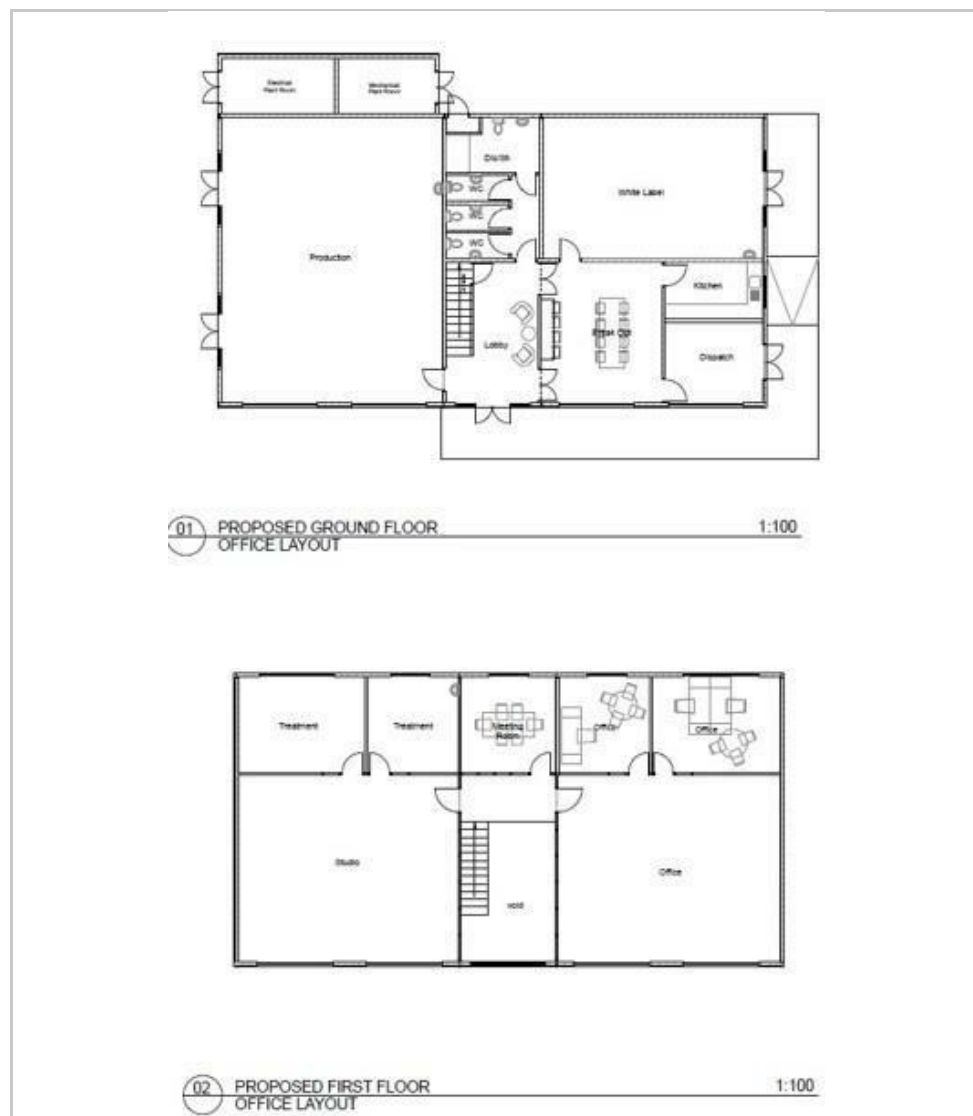
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, OX28 1PB. Tel: 01993 861000.

VIEWING

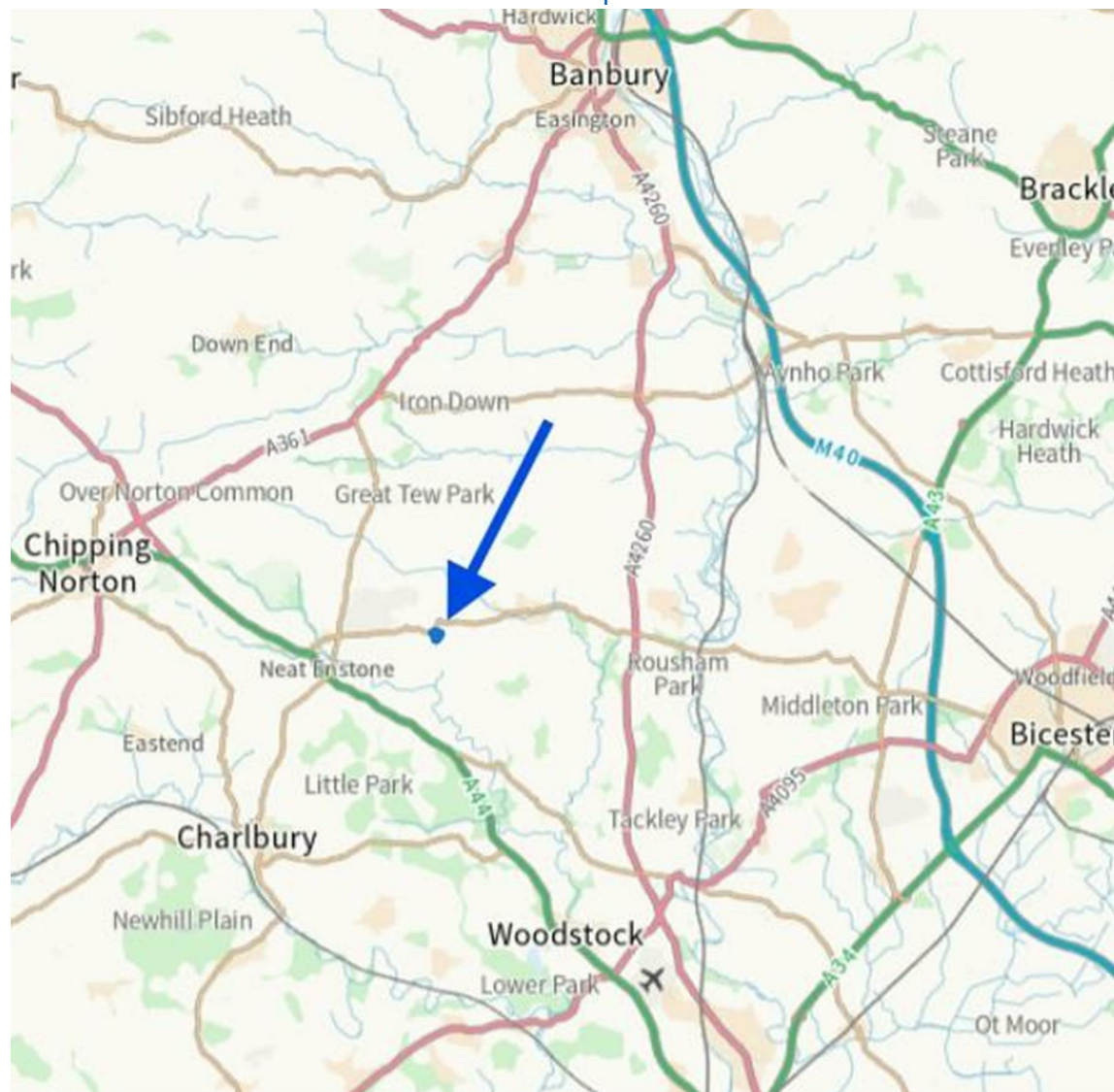
All viewings are strictly by appointment only.
Please contact the agents on:-
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oliver.evans@taylerandfletcher.co.uk



Floor Plan



Area 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.

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.