

established 200 years

# Tayler & Fletcher



Ford Hill Farm Buckle Street, Temple Guiting, Cheltenham GL54 5XU

**£10,300 (From) Per Annum**

*A new development of offices within a landscaped farm yard setting. Prices from £858 per calendar month.*

[taylorandfletcher.co.uk](http://taylorandfletcher.co.uk)

#### ARTISAN OFFICES IN FARM SETTING

A new small development of commercial premises within an attractive landscaped setting.

#### DESCRIPTION

Two brand new first floor offices set within a highly attractive former farmyard setting. Each unit offers generous head height with natural light due to the dual aspect windows. Both premises benefit from their own kitchenette and shared W.C facilities.

On site parking

#### ACCOMMDATION

All measurements are approximate Gross Internal Areas (GIA) and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Office 1 - 515 sqft

Office 2 - 600 sqft

#### SERVICES

We understand mains Electricity, Water and Drainage are all connected, and broadband internet connection can be made available. We have not tested any of the services.

#### TERMS

The units are offered with flexible licences on the basis of a 12 month initial term.

#### RENT

Office 1 - £10,300 plus VAT

Office 2 - £12,000 plus VAT

#### RENT DEPOSIT

Two months rent will be required as a deposit.

#### ARRANGEMENT FEE

The ingoing tenant will be responsible for paying £200 + VAT for setting up agreements and relevant documentation.

#### BUSINESS RATES

The properties have yet to be assessed for business rates but they are likely to fall under the threshold for small business rates relief.

#### EPC

Pending

#### VIEWINGS

Strictly by appointment through Tayler and Fletcher Stow-on-the-Wold.

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#### WHAT3WORDS

[///schools.frantic.threading](https://www.what3words.com/schools.frantic.threading)