

TO LET

Carter Jonas



**UNIT 1
SWINFORD FARM
EYNHAM
OX29 4BA**

Self-contained office suite

- 1,003 sq.ft / 93.20 sq.m
- Prominent location
- Giga-Clear broadband connection
- Ample on site parking

LOCATION

Swinford Farm is located to the southeast of Eynsham in a prominent location adjoining the B4044. This leads across Swinford toll Bridge to Eynsham and the A40 which connects Oxford and Cheltenham.

The A34 is five miles to the east providing excellent road links to the M40 and the M4.

Although situated in a rural location, the property is within easy reach of Oxford to the east and Witney to the west. There are local amenities to be found in Eynsham.

Oxford train station links direct to London, Bristol and Birmingham all within about an hour.

There is also a bus stop opposite with regular bus service from Oxford through to Botley, Eynsham, Witney and Carterton.

DESCRIPTION

An attractive barn conversion development comprising two separate office buildings, split into 4 units with car parking and landscaped areas.

Unit 1 is a mixture of traditional Cotswold Stone construction and timber cladding under a pitched clay tile roof. Recently fully refurbished to provide modern office accommodation. The specification includes:

- Perimeter Trunking
- New Carpets
- Newly painted throughout

The property otherwise presents as a modern and updated office offering super-fast Giga clear broadband and ample on-site parking.

ACCOMMODATION

The office has the following approximate net internal floor area;

	Sq Ft	Sq M
Unit 1	1,003	93.20

TERMS

The property is available by way of a new full repairing and insuring lease in multiples of 5 years.

Rent on application.

BUSINESS RATES

The current rateable value is £11,750 (1st April 2023 present)

Interested parties should verify this figure with the local authority.

VAT

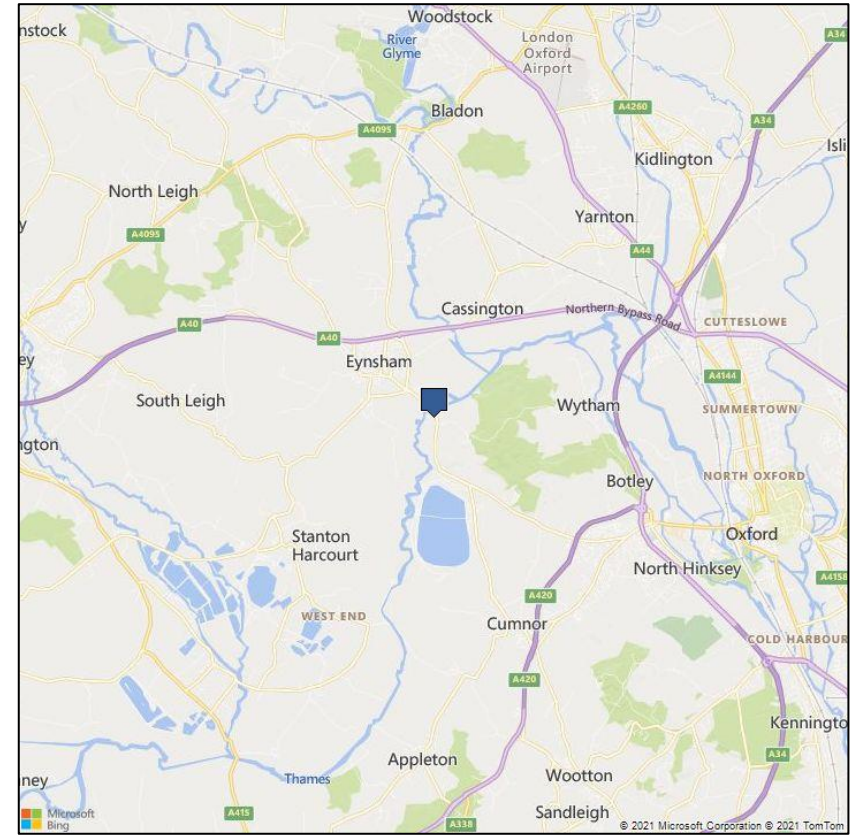
All prices quoted are exclusive of VAT where applicable.

EPC

EPC Rating – D(82) further details on request.

Nov '23





Viewing strictly by appointment

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IMPORTANT INFORMATION

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Classification L2 - Business Data

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