

Chaston Conway

Units 1 & 2, Swinford Farm, Eynsham, OX29 4BA

Business Park, Office, Other, Retail To Let | £16,000 - £34,000 per annum | 893 to 1,896 sq ft

Self-contained units forming part of an attractive barn conversion, available together or separately.

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Summary

- Rent: £16,000 - £34,000 per annum
- Service charge: £1.82 per sq ft approximate.
- VAT: Applicable
- Legal fees: Each party to bear their own costs

Further information

- View details on our website

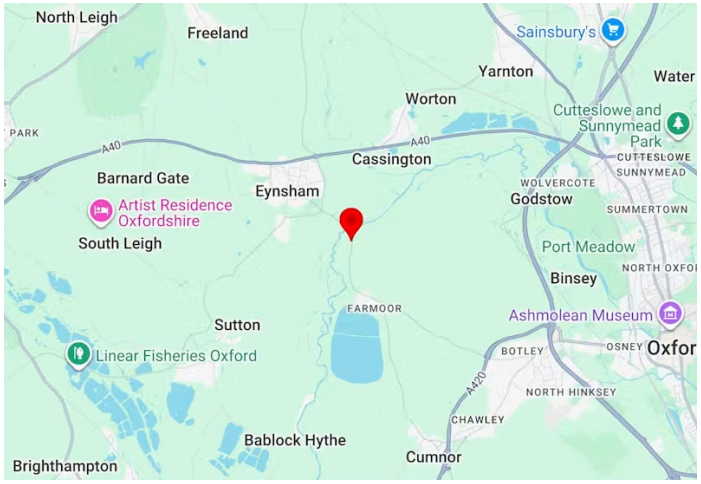
Contact & Viewings



Martin Conway
01865 404010 | 07816 757530
martin@chastonconway.co.uk



Nick Redding
01865 404010 | 07864 378617
nredding@chastonconway.co.uk





Key Points

- Two self-contained single-storey units.
- Available together or seperately.
- Mix of open plan space and meeting rooms.
- Kitchen & WCs per unit.
- Ample car parking.

Description

The accommodation comprises two self-contained single-storey office units forming part of Swinford Farm, a barn conversion development set around car parking and landscaped grounds. Swinford Farm is Grade II listed.

Unit 1 provides open plan office accommodation, meeting room, kitchen and WCs. It retains exposed timber roof beams and a vaulted ceiling with rooflights.

Unit 2 provides open plan office space with two individual meeting rooms, kitchen and WCs.

Location

Swinford Farm is located to the south of Eynsham adjacent to the B4044. The A40 is nearby, connecting Oxford and Cheltenham, and the A34 lies approximately 5 miles to the east, providing a link to the M40 and M4.

Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 1	1,003	93.18	Available
Ground - Unit 2	893	82.96	Available
Total	**1,896**	**176.14**	

Viewings

Strictly by appointment with Chaston Conway.

Terms

To let on new effective full repairing and insuring leases for terms to be agreed.
- Unit 1 - quoting rent of £18,000p.a. exclusive
- Unit 2 - quoting rent of £16,000p.a. exclusive
- Service charge of c.£1.82 per sq ft.

VAT

All figures exclude VAT where applicable. VAT applies.

Other Information

EPC: Unit 1 - D rating | Unit 2 - C rating.
Rateable Value: Unit 1 - £13,500 Unit 2 - £11,500.

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