

Tel: 01844 261121
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FIELDS

commercial property
land and new homes

To Let

Unit 1, Brook Farm Barns, Dorton, HP18 9NH



**Attractive Business Unit Approx. 845 Sq Ft GIA. Courtyard Location
With Ample Parking. Open-Plan Layout With Excellent Daylight**

Size: 845 Sq Ft

Rent: £11,820 Per Annum

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- Well-specified offices, approx 845 Sq ft
- Open-plan plus private office
- Excellent natural light, vaulted ceiling
- Courtyard location with ample parking
- Broadband available

EPC - C (75)

Location

Located within an attractive courtyard setting at Brook Farm in the village of Dorton, which is located about 5 miles north of Thame.

Description

Well-specified offices approx 845 Sq ft, with features including vaulted ceiling, exposed beams and brickwork. The accommodation is mainly open-plan plus a private office, there is excellent natural light, double-glazed windows, Kitchen and male and female WCs.

5 car spaces plus ample overflow parking, broadband connectivity.

Attractively located at Brook Farm in the centre of the village with gated access, dedicated and overflow parking, an excellent opportunity for a local base.

100% Rateable value relief available if applicable.

Rates

The property lies within the rating area of Aylesbury Vale Council, according to which the rateable value is as follows:

Rateable value - £9,200

Rates payable - £3,974.40

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

A new lease is available on flexible terms

Rental:

£985 per month/£11,820 per annum plus VAT

A service charge will be applicable.

Viewing

Strictly by appointment with the agent.

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