

# Unit 3, Lower Farm Barns

Bainton Road, Bucknell, OX27 7LT



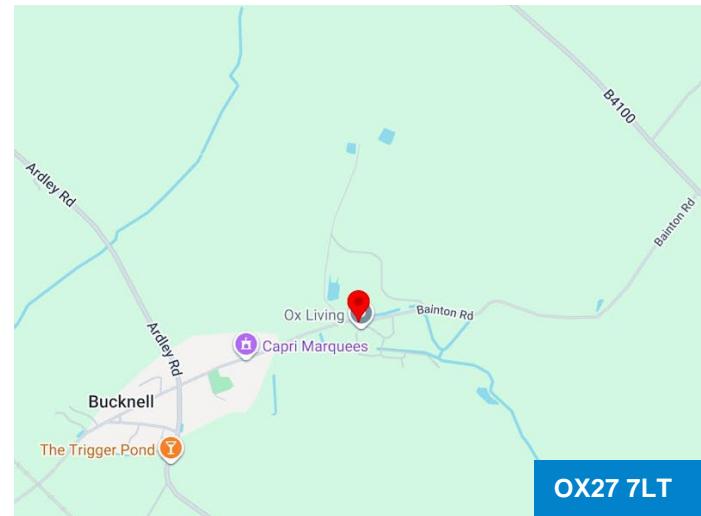
## TO LET

1,505 SQ FT  
(139.82 SQ M)

£21 PER SQ FT

Character stone-built  
courtyard office with good  
access to the M40.

- Character Building
- To be Refurbished
- Courtyard Parking
- Solar Panels



## Summary

Available Size	1,505 sq ft
Rent	£21 per sq ft
Rateable Value	£21,000 £25,250 from April 2026
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

The property is a character stone-built detached office/workshop unit of 1,505 sq ft, set in a rural courtyard with ample parking. The property will undergo refurbishment to include; new carpets, LED lighting, upgraded kitchen. It benefits from solar panels and two accessible toilets.

### Amenities include:

- Ample Car Parking
- Solar Panels
- Two accessible WC's
- To be fully Refurbished.

## Location

Located 3 miles from junction 10 of the M40, and 2.5 miles from Bicester town centre. Set in an attractive courtyard development.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Office / Workshop	1,505	139.82	Available
<b>Total</b>	<b>1,505</b>	<b>139.82</b>	

## Viewings

Strictly by appointment with Chaston Conway.

## Terms

To be let on a new full repairing and insuring lease for a term to be agreed. The quoting rent is £21 per sq ft.

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

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