

# OFFICE TO LET



07920 266493  
bidwells.co.uk



- Pleasant rural setting
- Superfast broadband
- Secure location

**Total**  
**1,433 sqft (133.2 sqm)**

**MANOR FARM**  
**DOWN AMPNEY, CIRENCESTER ROAD,**  
**CIRENCESTER GL7 5QF**

## Enquiries

Harry Howard-Jones  
07920 266 493  
Harry.howard-jones@bidwells.co.uk

## Additional Information

### Location

Situated in a diversified farmstead, located between Swindon (10 miles) and Cirencester (6 miles) both in easy reach via the A419 with the closest junction less than 1 mile away. Manor Farm is located on the outskirts of Down Ampney, with further amenities located within the Cotswold Water Park.

### Description

The first-floor benefits from considerable natural light with windows on three sides of the office. The office is open plan with an adjoining kitchenette. The first floor is accessed via stairs only. At the top of the landing is a server cupboard/ room. Dado trunking runs around the perimeter of the office returning to the server room.

The ground floor consists of entrance hall, individual office /meeting room, and washroom facilities (including disabled). There is no disabled access to the first floor.

The office benefits from gas central heating, modern lighting and has been recently re-painted and carpeted.

Superfast broadband available (up to 90 Mb).

EPC rating of C to the 1<sup>st</sup> Floor and D on the Ground Floor.

The first-floor office measures 115.9 sqm, the kitchen 5.57 sqm and the ground floor office 11.73 sqm. Providing 133.2 sqm in total.

Allocated on-site car parking is available

### Asking Rent

£17,000 per annum exclusive. VAT will be charged on the rent.

### Services

Electricity and water is recharged to the tenant on a quarterly basis.

### Terms

Offered on a three-year agreement with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

### Rates

The current Rating List (2019) shows the unit as having a rateable value of £8,200 and it is currently assessed as "Office and Premises". Please note the rateable value is not the same as the rates payable. \*Interested parties should satisfy themselves but we understand the Rates Payable for 2019/20 are £4,132.80.

### Legal Costs

The Tenant is responsible for the Landlord's reasonable legal costs of £650 plus VAT for the preparation of a Business Tenancy Agreement.

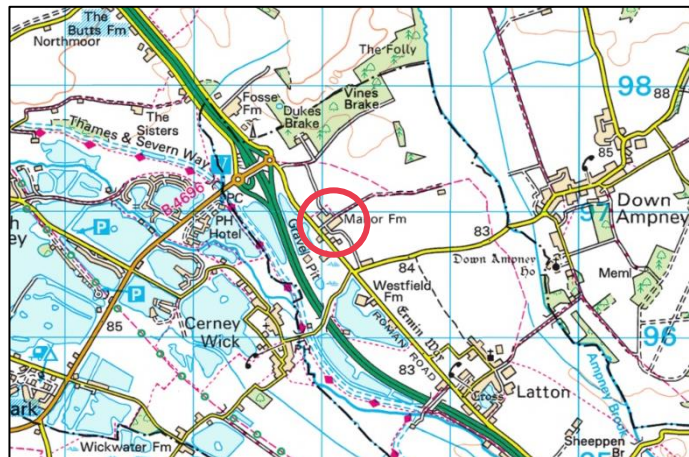
### Viewings

Strictly by prior appointment and only after having completed a short business use questionnaire.

### Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection



### More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

88

This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions