



Cherry Barns

FOR SALE / TO LET

Office space of **3,710 sq ft** (344.67 sq m) or could be split to provide two suites of **2,157 sq ft** (200.39 sq m) / **1,553 sq ft** (144.28) accordingly

The perfect blend of spectacular architecture and modern technology

Harwell, Oxfordshire OX11 OEY

Modern offices in spectacular building

Description

This is an imposing part thatched Listed barn, sympathetically converted for office use, retaining the character of the original timber framed building. Cherry Barns is a mix of open plan and cellular office space.

The building underwent an extensive refurbishment programme, including overhauling the thatch, new internal lighting, heating, carpeting, and kitchen. The Landlord intends to undertake further works including the replacement of the carpets and refurbishment of the WCs subject to an occupier's specific requirement. The offices have a mixture of underfloor and perimeter trunking for power and data. There is a private car parking area for Cherry Barns.

UPPER BARN
2,157 SQ FT (200.39 SQ M)

LOWER BARN
1,553 SQ FT (144.28 SQ M)

TOTAL
3,710 SQ FT (344.67 SQ M)



Village location with easy access to Didcot and A34



Location

The attractive village of Harwell is strategically placed for access to Didcot (mainline rail service), A34 (M4 & M40), and Oxford (12 miles distant). Harwell offers various amenities such as local shop, pub, and public bus services.

Travel times (mins)

Didcot	7
M4 J13	15
Oxford	25
M40 J6	39
Reading	41
Heathrow	63





Terms

Cherry Barns is available by way of sale or to let on a new full repairing and insuring lease, for a term of years to be agreed.

Sale Price / Rent available upon application and exclusive of outgoings.

All terms quoted are exclusive of VAT where chargeable.

Business rates

The local charging authority is Vale of White Horse District Council.

EPC

The property has an EPC rating of C(67).

Services

We have not tested any of the services, and give no warranty as to their condition.

Legal costs

Each party to bear their own legal costs.

Viewings

By appointment through the sole agents:



Robert Beatson
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