



**Character Office/ Unit:**

**289 sq ft (26 sq m)**

**Available from: July 2024**

**In Brief:**

- Recently converted unit in courtyard setting on private Rural Estate
- Self-contained character office/ unit with parking
- Located between Brackley and Banbury
- Good access to M40 & A43

**TO LET**

**UNIT 1, FORCELEAP FARM, HINTON IN THE HEDGES, BRACKLEY, NN13 5PJ**



### Location

Unit 1 Forceleap Farm is located on a private Estate southeast of Banbury and west of Brackley. The unit has good access to A422 (2.3 miles); A43 (3.8 miles) and M40 (J10) (5 miles).

### Description

Unit 1 offers a recently converted (October 2022) character ground floor office/ unit. It is situated in a courtyard of converted agricultural buildings – all being of a traditional vernacular construction.

The unit provides an open plan environment with open truss roofs. The unit further benefits from large bi-folding doors, air-source heating, kitchenette and WC facilities (disabled). High speed internet is connected.

Externally, the unit benefits from ample parking and open courtyard setting.

### Services

We understand that mains water and electricity are connected, along with a private drainage system. These have not been tested by the Agent.

### Terms

Available by way of a new lease on terms to be agreed. A minimum deposit of two months will be required.

Rent: £6,000 per annum exclusive

VAT will be applicable.

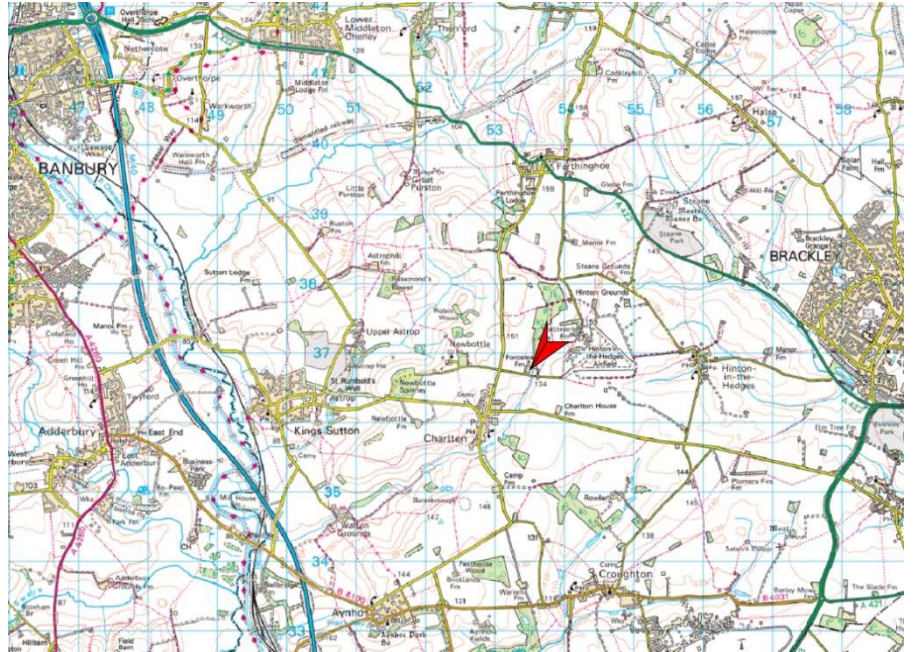
A service charge will be levied for the upkeep and maintenance of external areas.

### Legal Costs

The Tenant will be expected to contribute to the Landlord's reasonable legal costs incurred in the preparation of the lease.

### Viewings

Strictly by prior appointment and only after having completed a short [Rural Business Space Questionnaire](#).



	SIZE (SQ FT)	SIZE (SQ M)
Unit 1	289.01	26.85

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### Additional Information

#### Rates

No rates are currently payable; any rates that may become payable will be the responsibility of the Tenant.

#### Value Added Tax

VAT will be applicable on prices outgoing and rentals.

#### EPC

B (26)

#### Postcode

NN13 5PJ

#### Enquiries

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