



AWAITING
IMAGE

Key features:

- Spacious entrance hall
- Gas central heating
- Suspended ceiling to ground floor office
- Gigaclear fibre internet available
- LED lighting
- Close to Oxford
- 5 private car parking spaces to front of property

For Sale/To Let

1,164 Sq ft (109 sq m) approximately

Modern Self-Contained Office Building

LOCATION

Farmoor is a small village mid distance between Botley and Eynsham, situated on the B4044, 4.7 miles (7.7 km) west of Oxford and 2.9 miles (4.7 km) from the A34 dual carriageway. Farmoor Court is located just outside the village on the left hand side of the B4017 Cumnor Road. The property lies opposite the Farmoor Reservoir which offers opportunities for fishing, sailing and walking.

DESCRIPTION

Farmoor Court is an attractive small office park, set in well landscaped grounds. The property comprises a modern self-contained office building on two storeys completed in 1998. The property is constructed of brick elevations under a pitch tiled roof with partial timber and brick cladding. The first floor office accommodation is formed within the sloping roof with Velux windows.

The property has the benefit of the following features:-

- 5 private car parking spaces to the front of the property
- Gas central heating
- Suspended ceiling to the ground floor office accommodation
- Kitchen facilities
- Surface mounted LED lighting
- Perimeter trunking
- Double glazed timber windows
- Gigaclear fibre broadband now also available

ACCOMMODATION

The accommodation comprises the following approximate net internal areas:-

	Sq Ft	Sq M
Ground Floor	576	54
First Floor	588	55
Total	1,164	109

TERMS

The property is available either by way of a freehold sale with vacant possession, or by way of a new full repairing and insuring lease for a term of years to be agreed.

The freehold quoting price is **£330,000**. The quoting rental is **£24,500 per annum**.

BUSINESS RATES

Rateable Value 2017: £16,250
2018/19 Multiplier: 0.480

Transitional relief provisions may apply and we advise all parties to check with the local rating authority to obtain the actual rates payable.

All rateable values should be verified by the ingoing party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

A service charge will be levied to cover the cost of maintenance, upkeep of common parts, heating and any shared services.

VAT

We understand the property is not VAT registered and any transaction will NOT therefore be subject to VAT.

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

VIEWINGS

Strictly by appointment with the sole selling/letting agents:

Tom Barton/Duncan May

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ENERGY PERFORMANCE CERTIFICATE



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