Private Self-Contained Character Office

Oak Apple Farm Offices

Marsh Gibbon, Bicester, OX27 0AL

To Let

740 sq ft (68.75 sq m)

£10,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
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Sq Ft	Sq M	Rent Per Annum	Service Charge PA	Building Insurance Per Annum PA	2017 Ratable Value	EPC Rating
740	68.75	£10,000	£3,500.00	Included in Service Charge	Not currently payable	TBC

LOCATION

Oak Apple Farm Offices are located to the south of the sought after village of Marsh Gibbon, situated to the east of Bicester in North Buckinghamshire. The area benefits from excellent travel connections with two mainline railway stations at Bicester about 5 miles away and Junction 9 of the M40 about 7 miles away.

Marsh Gibbon is a large village on the border of Oxfordshire and Buckinghamshire, situated to the north of the A41 Bicester to Aylesbury road, 5 miles east of Bicester and notably is only 8 miles from Junction 9 of the London to Birmingham M40 Motorway. The village has considerable charm and character, with many properties dating from the 19th Century. The village benefits from a primary school, pre-school, public house and post office.

DESCRIPTION

The attractive office building comprises a former stone barn converted into an office in the early 2000's. It has the benefit of a smaller meeting room, kitchen/file room and adjacent toilet facilities. Heating is provided via a mixture of oil-fired central heating and independent electrical units.

There is ample car parking adjacent to the building.

ACCOMMODATION

Net internal area measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Use	Sq Ft	Sq M
B1 Offices	740	68.75

EPC

The EPC rating for the premises is due to be reassessed.

TERMS

The premises are available on a new internal repairing and insuring lease, on terms to be agreed, at a rent of £10,000 per annum exclusive.

SEVICE CHARGE

There is an annual service charge equating to £3,500.00, which includes building insurance, commercial business rates, water costs/rates, a proportionate cost for landscaping, the repair and maintenance of access roads, on site lighting, as well as repairs and maintenance to the external elements of the property.

Electricity is separately metered and will be chargeable separately.

RATEABLE VALUE

We understand from the Valuation Office website that there is currently no rateable value assessment for the property. Rates will be payable via the occupier if legislation is enforced accordingly. Further details are available from White Commercial Surveyors.

SERVICES

We understand that all mains services are connected to the property, excluding gas.

VAT

VAT will be payable in addition to all prices quoted.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

Contact Chris White or Harvey White
Tel: 01295 271000
Email: chris@whitecommercial.co.uk
harvey@whitecommercial.co.uk

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

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The Property Ombudsman

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