

HIGH QUALITY OFFICE BARN CONVERSION

The Old Stables, Featherbed Court

Mixbury, Northants, NN13 5RN



TO LET

£22,750 per annum exclusive

1,740 Sq Ft

WHITE COMMERCIAL SURVEYORS LTD

Charter Court, 49 Castle Street
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white
commercial.co.uk

| Sq Ft | Floor | Use | Rent | Service Charge Per Annum | Building Insurance Per Annum | Rateable Value | EPC Rating |
|-------|----------------|---------|---------|--------------------------|------------------------------|----------------|------------|
| 1,740 | Ground & First | Offices | £22,750 | £2,500 | Included in Service Charge | £19,250 | TBC |

LOCATION

Featherbed Court is located at Middle Farm on the outskirts of Mixbury, 3 miles south east of Brackley just off the A421 and 5 minutes from Junction 10 of the M40, also 1½ miles from the A43 Silverstone dual carriageway linking the M1 (Junction 15) and M40 (Junction 10).

DESCRIPTION

The two-storey premises comprise part of a private complex of quality office barn conversions. The offices benefit from original character features, combined with modern features, including double-glazed Velux windows, suspended track lighting, perimeter trunking and recessed electrical floor boxes. Heating is provided by independent electrical means and air conditioning.

The site has substantial shared car parking facilities and each suite also benefits from having access to a selection of quirky external on-site 'meeting-pods', as pictured.

Please do view our quality selection of drone photographs and feel free to visit the official Featherbed Court website at www.featherbedcourt.net

Plans of the accommodation are available upon request.

ACCOMMODATION

Areas measured in accordance with International Property Measurement Standards.

| Description | Use | Sq Ft | Sq M |
|--------------|---------|--------------|------------|
| Ground | Offices | 770 | 72.0 |
| First | | 970 | 90.0 |
| TOTAL | | 1,740 | 162 |

TERMS

Rent

The premises are available on a new effective fully repairing and insuring lease, on terms to be agreed and is subject to contract.

Service Charge

A service charge is payable in addition to the rent, costs of which equate to £625.00 plus VAT quarterly in advance.

The charge covers the maintenance and cleaning of shared areas of the premises including landscaping and cleaning of the car park; building insurance; waste collection; water rates and external building maintenance.

RATEABLE VALUE

The 2017 Rateable Value for the premises is to be confirmed. Further information is available from White Commercial Surveyors.

VAT

VAT is payable in addition to rent and service charges.

EPC

The EPC for the property is to be confirmed/assessed.

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

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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.

If you wish to stop receiving information from White Commercial Surveyors please email info@whitecommercial.co.uk or call us on 01295 271000.

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