



TO LET

Unit 2, Batsford Estate Courtyard

Batsford, Moreton-in-Marsh, Gloucestershire, GL56 9QF

HAYMAN-JOYCE

TO LET ON A NEW LEASE

£12,500 per annum

Location

- Batsford is located approx. 1.5 miles from the thriving town of Moreton-in-Marsh, where there are a variety of shops for everyday needs and good transport links including a mainline station with train services to Oxford and London Paddington

The Premises

- Contemporary modern offices, unfurnished, within a delightful and characterful period barn
- Ground floor open plan office with an abundance of light and large floor to ceiling windows
- First floor office within the roof, flooded with light and characterful beams
- Parking for 4 cars
- Fibre broadband and mains electricity available
- Service charge to cover water, heating and window cleaning, approximately £2,500 per annum, billed monthly
- Use – Class E
- EPC – Band B (42)

Lease Terms

- Term: 3-year FRI lease, outside the Act
- Initial Rent: £12,500 pa payable quarterly in advance
- The landlord will be responsible for maintenance of the exterior of the building and the estate subject to payment of an additional service charge
- Each party is to cover their own legal fees
- Bank, trade, accountants, and personal references required
- Tenant to be responsible for refunding landlord's premium for buildings insurance and for three years loss of rent
- Deposit three months' rent

Business Rates

- The current rateable value is £6,300

Reservation Deposit

- On agreeing to take a new lease the prospective lessee will be expected to pay a reservation deposit of £1,000 which will be refunded on completion
- Should however the prospective lessee withdraw from the transaction for any reason or amend or alter the terms agreed such that the lessor withdraws from the transaction, then the lessor's agents and solicitor's abortive costs will be deducted from the deposit, and the balance, if any, will be refunded

Viewing

- Strictly by appointment only with the sole letting agent



HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire, GL56 0AX

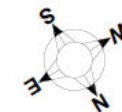
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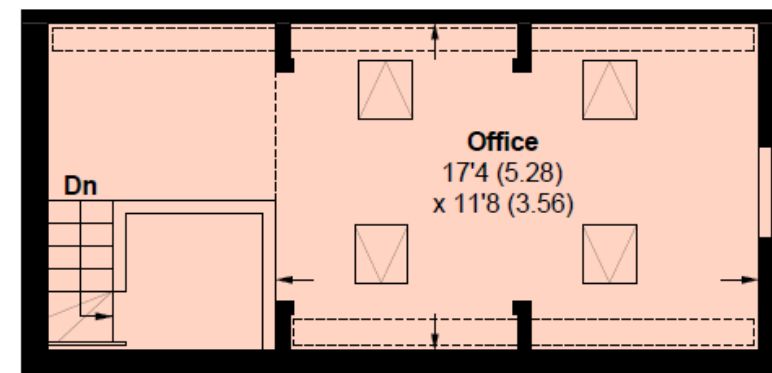
IMPORTANT NOTICE

1. Although we have used our best endeavors to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact. 2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf. 3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing. 4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware. 5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order. 6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

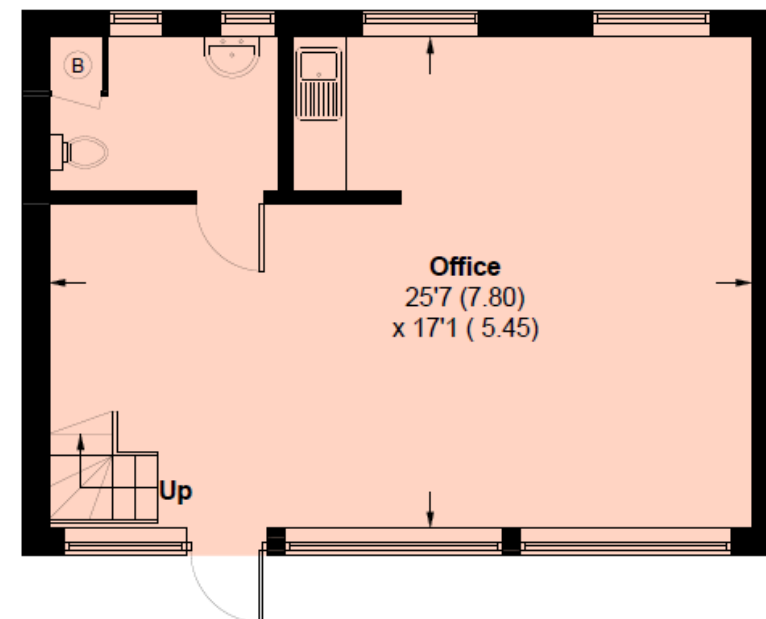


Approximate Area = 70.7 sq m / 761 sq ft

For identification only - Not to Scale



FIRST FLOOR



GROUND FLOOR

MIM250945 : 520141