

TO LET

Carter Jonas



**FIRST FLOOR
4 SWINFORD FARM
EYNHAM
OX29 4BA**

**Recently refurbished to a modern office
specification**

- 1,962 sq.ft / 185.89 sq.m
- First floor office accommodation
- Prominent location
- Giga-Clear broadband connection
- Ample on site parking

LOCATION

Swinford Farm is located to the southeast of Eynsham in a prominent location adjoining the B4044. This leads across Swinford toll Bridge to Eynsham and the A40 which connects Oxford and Cheltenham. The A34 is five miles to the east providing excellent road links to the M40 and the M4.

Although situated in a rural location, the property is within easy reach of Oxford to the East and Witney to the West. There are local amenities to be found in Eynsham. Oxford train station links direct to London, Bristol, and Birmingham all within about an hour. There is also a bus stop opposite with regular bus service from Oxford through to Botley, Eynsham, Witney and Carterton.

DESCRIPTION

An attractive barn conversion development comprising two separate office buildings, split into 4 units with car parking and landscaped areas. The building is a mixture of traditional Cotswold Stone construction and timber cladding under a pitched clay tile roof.

First floor unit 4 has been fully refurbished to provide modern office accommodation. The specification includes:

- Heating and cooling systems
- Perimeter trunking
- Carpets
- Newly painted throughout
- Traditional exposed ceiling

The property otherwise presents as a modern and updated office with super-fast Giga clear broadband and ample on-site parking.

ACCOMMODATION

The office has the following approximate net internal floor area;

	Sq Ft	Sq M
First Floor – Office 1	523	48.58
First Floor – Office 2	1,439	137.31

TERMS

The property is available by way of a new full repairing and insuring lease in multiples of 5 years.

Rent on application.

BUSINESS RATES

The current rateable value – TBA.

VAT

All prices quoted are exclusive of VAT where applicable.

EPC

EPC Rating – C, further details available on application.

Oct 23





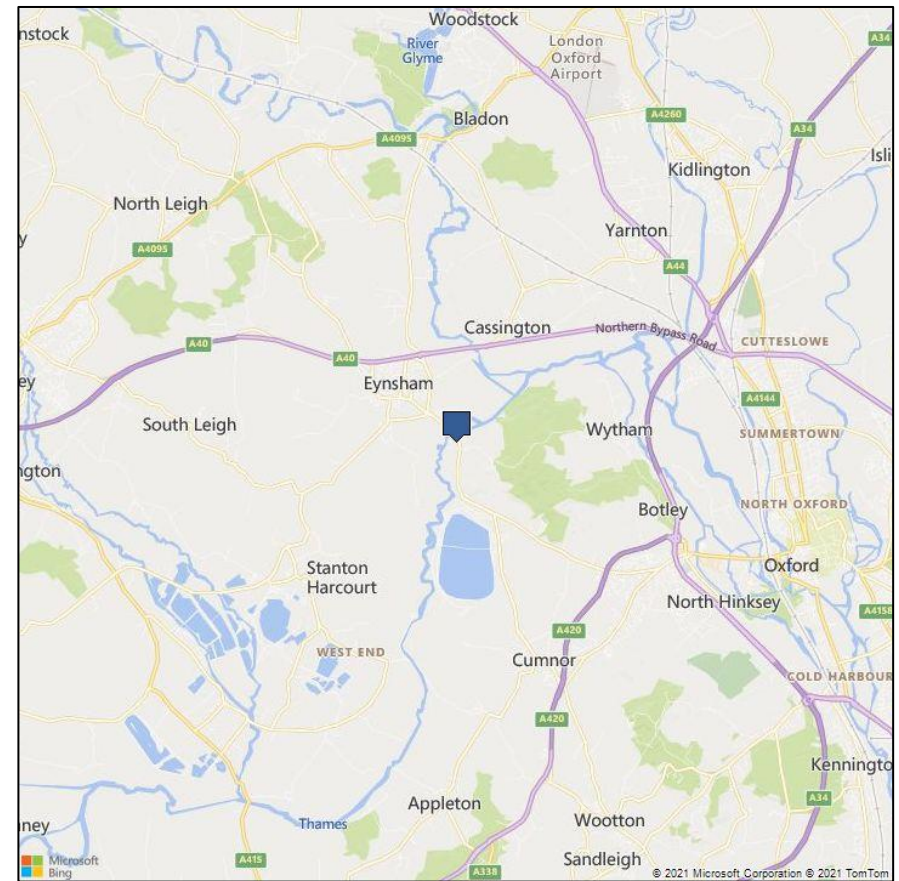
Viewing strictly by appointment

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