

NEWLY REFURBISHED OFFICES & STORE UNITS


wild
PROPERTY CONSULTANCY

The Barns, Fairspear House,
Leafield, West Oxfordshire
OX29 9NY

Variety of Sizes Available
Up to 1,760 sq ft



01295 98 33 33
wild-property.co.uk



LEAFIELD

The village of Leaffield is within West Oxfordshire, on the edge of the Cotswolds. Situated in a triangle between the towns of Witney, Burford and Chipping Norton, 18 miles north-west of Oxford, and five miles from Chalbury railway station (with easy connections to Oxford and London).

THE PROPERTY

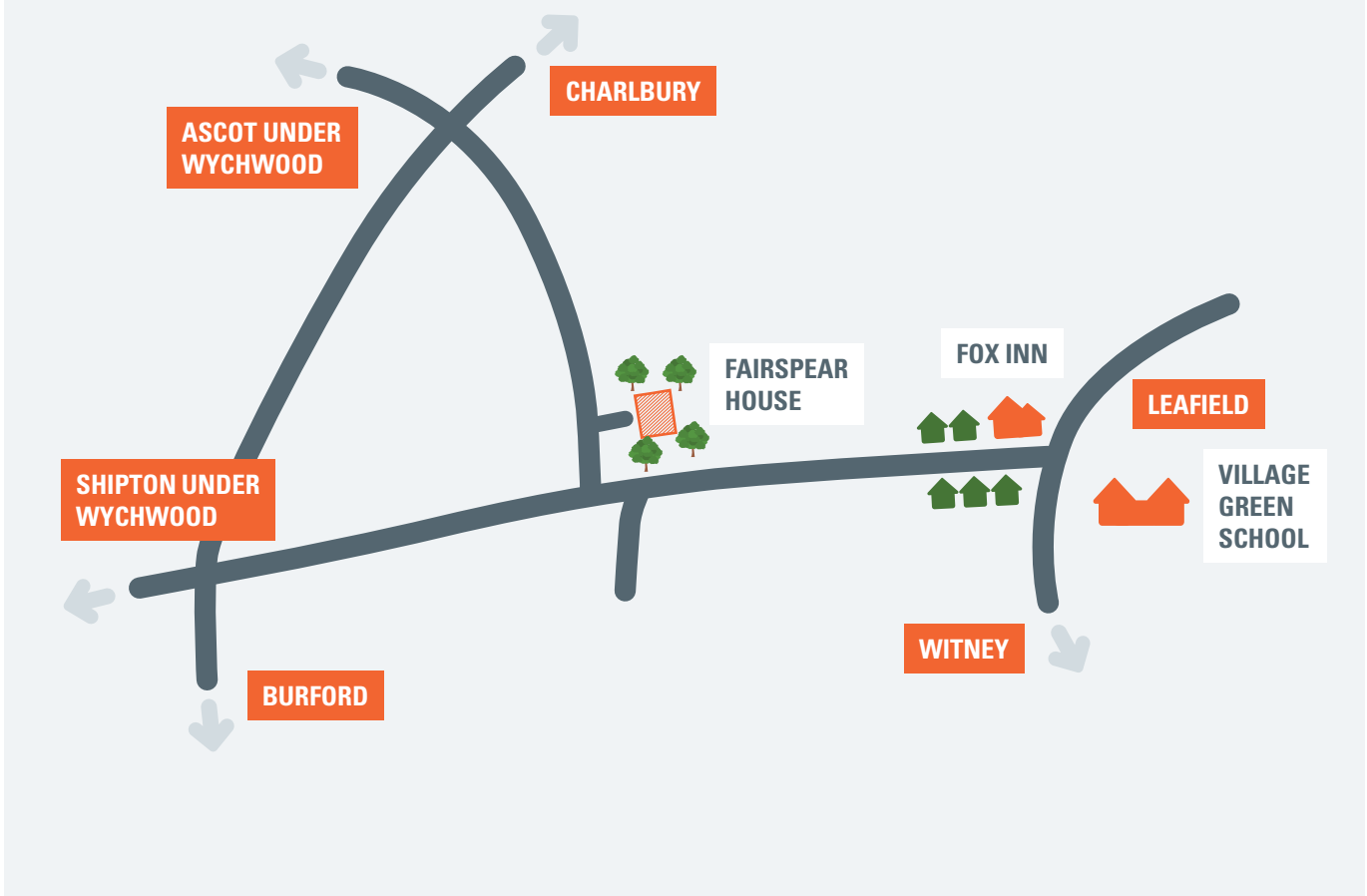
The barns have been refurbished to provide three ground floor storage/workshop units and first floor offices with the following features:

- Ground floor store units, also potentially suitable for workshop, light production/assembly
- Fully refurbished first floor offices
- Kitchen, WCs and shower
- Electric and Gas supply
- Parking and loading area
- Rural location with desirable views
- Double glazed windows
- New LED lighting

Wild Property Sugarford House, 46 South Bar Street, Banbury, OX16 9AB | T: 01295 98 33 33 | E: neil@wild-property.co.uk

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LOCAL MAP
Leaffield Barns



FIRST FLOOR OFFICES



FIRST FLOOR OFFICES



ACCOMMODATION

Ground Floor	
Store Rooms	
Room 1	300 sq ft
Room 2	220 sq ft
Room 3	325 sq ft
Total	845 sq ft

First Floor	
Offices	
Room 4	555 sq ft
Room 5	360 sq ft
Total	915 sq ft

LEASE

The preference is to lease the entire building to one company or organisation although consideration will be given to a separate lease over each floor or over a separate wing. A separate wing would comprise a mix of workshop, store and offices.

The options are as follows:

Building	Description	Floor Area	Rent p.a.
Ground & First	Store Rooms & Offices	1,760 sq ft	£26,000
Ground	Store Rooms	845 sq ft	£12,000
First	Offices	915 sq ft	£16,000
East Wing	Store Rooms & Offices	685 sq ft	£10,000
West Wing	Store Rooms & Offices	1,075 sq ft	£18,000



ENERGY PERFORMANCE CERTIFICATION

An EPC has been commissioned.

FURTHER INFORMATION

Is available from Neil Wild or Kelly Harries

t: 01295 98 33 33

e: neil@wild-property.co.uk
kelly@wild-property.co.uk

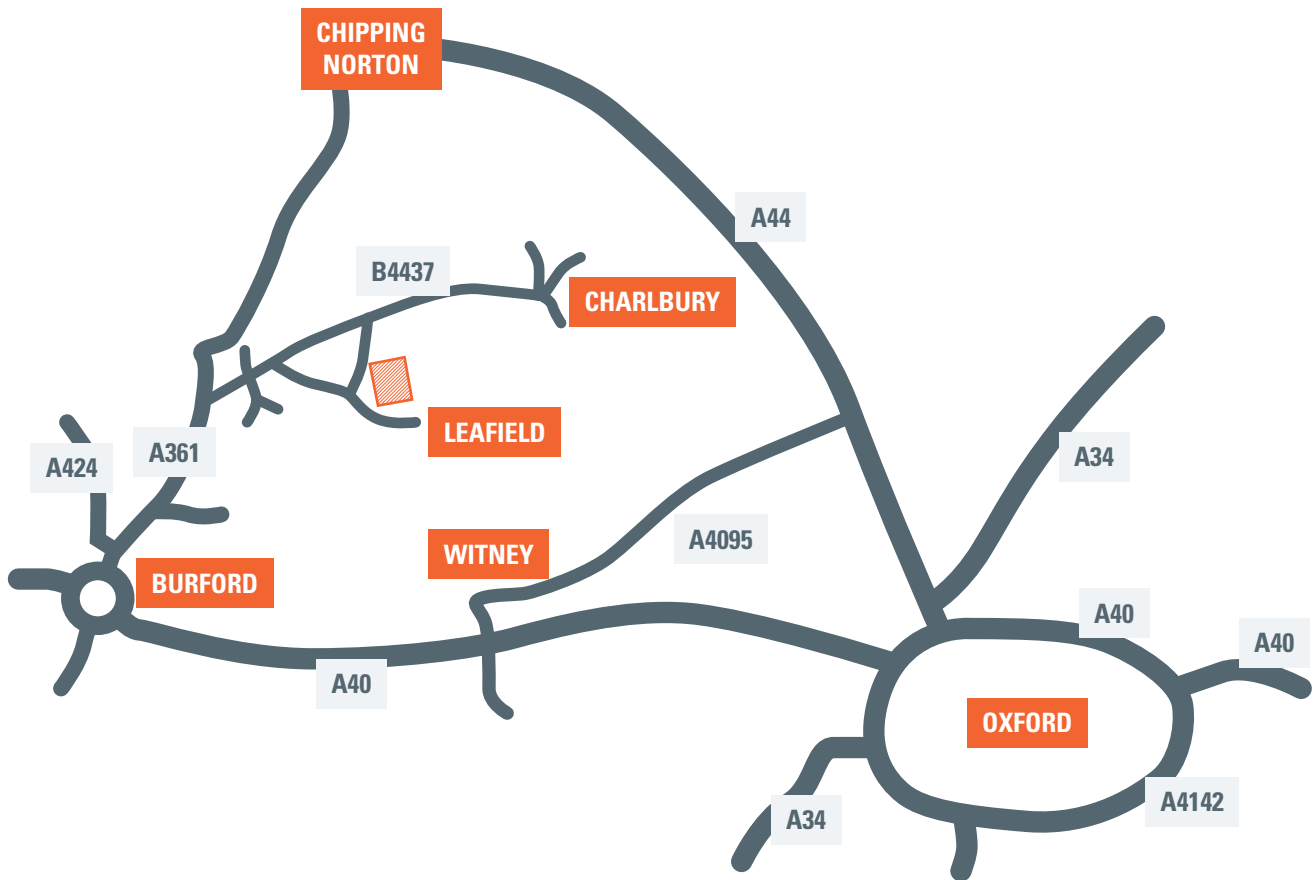
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MAP

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IMPORANT NOTICE

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1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order.
4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs.
5. Any areas, measurements or distances referred to are approximate only.
6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee.
7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact.