

TO LET
OFFICES

Attractive Barn Conversion In Delightful Rural Setting

UNIT 2 1165 Sq Ft (108.23 Sq m)

UNIT 6 449 Sq Ft (42.71 Sq m)



BROOK FARM BARNS

DORTON

AYLESBURY

BUCKS. HP18 9NH

Units 2 & 6, Brook Farm Barns, Dorton

LOCATION

The premises are located in a delightful setting on the edge of Dorton, an attractive small village situated 5 miles north west of the market town of Thame, 10 miles from Aylesbury and 9 miles from Bicester. The M40 Motorway Junctions 7 & 8 are within 9 miles providing excellent communications from London and Birmingham. The nearest mainline railway station is at Haddenham and Thame Parkway within 5 miles offering a regular service to London (Marylebone) in under one hour.

DESCRIPTION

These brick built barns were sympathetically converted in 1998 and provide excellent open plan office accommodation. The offices are light and lofty with exposed roof timbers.

ACCOMMODATION

Units 2 & 6 are available either separately or combined to provide the following floor areas:

Unit 2	1165 sq ft	(108.23 sq m)
Unit 6	449 sq ft	(42.71 sq m)
Combined Units 2 & 6	1614 sq ft	(149.94 sq m)

BENEFITS

- * Impressive open plan barn conversions
- * Delightful rural environment
- * Ample car parking
- * Exposed roof beams
- * Ceiling spot lights throughout
- * Perimeter floor trunking for ease of electric sockets and telephone/computer points
- * Fitted carpets
- * Double glazing
- * Fitted kitchen to each Unit
- * Male and Female/Disabled Toilets shared between two offices off communal entrance hall
- * Electric Economy storage heating
- * Full disabled access

Units 2 & 6, Brook Farm Barns, Dorton

LEASE

Both units are available on the usual full repairing and insuring basis for terms to be agreed. Proposed rentals as follows:

Unit 2 £10,500 per annum plus VAT

Unit 6 £4,950 per annum plus VAT

Discount available on taking both units combined.

BUSINESS RATES

Unit 2 Rateable Value £7,000

Rates Payable for year ending 31st March 2012 **£3,031.00**

N.B. Small Business Relief is available for both Units on condition of sole business occupation.

Unit 6 Rateable Value £3,400

Rates Payable for year ending 31st March 2012 **£1,472.20**

Note

For Rateable Values **less than £6,000** business rates are **exempt** from 1st October 2011 until 30th September 2012 on the first or only business premises of the occupier.

SERVICE CHARGES

There is a service charge levied to include the cost of maintenance and the up keep of communal areas, external repairs/decorations, building insurance and water rates.

LEGAL COSTS

Each party to bear their own legal costs.

Units 2 & 6 Brook Farm Barns, Dorton, Aylesbury, Bucks. HP18 9NH.

VIEWING

Strictly by appointment with the sole agents Honour & Company

Contact Stephen Humpston MRICS

Telephone 01296 614800

File: C747(1&2)

The Property Misdescriptions Act 1991

Whilst we endeavour to ensure the accuracy of property details, we have not tested any apparatus or equipment, fixtures and fittings or services and cannot therefore verify that they are connected, in working order or fit for purpose.