

THE LOFT

FIRST FLOOR OFFICES TO LET

ASTON SANDFORD, BUCKINGHAMSHIRE, HP17 8JB

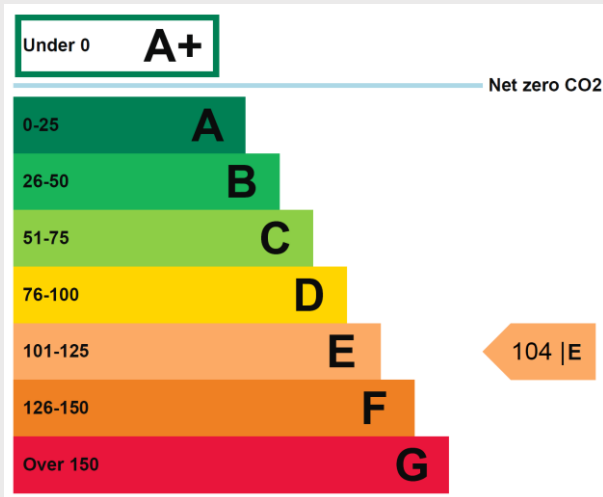


BRIGGS
& STONE



RURAL OFFICE WITH PARKING

- 1,100 SQFT (102.2 SQM)
- RURAL LOCATION
- CAR PARKING
- SELF CONTAINED
- AIR CONDITIONING



The property is situated in a rural setting in the small hamlet of Aston Sandford located close to the towns of Thame, Aylesbury and only 1.5 miles from Haddenham mainline railway station with fast direct links to London and Birmingham. The M40 motorway (Junction 7) is approximately 7 miles.

Manor Courtyard offices are a development of traditional farm buildings that have been sympathetically converted and restored to a high standard and offer good quality, self contained office accommodation, in an attractive rural setting.



84 High Street, Prestwood,
Buckinghamshire, HP16 9ES

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DESCRIPTION The Loft comprises carpeted flooring, feature lighting, a kitchen together with W.C facilities, air conditioning and perimeter trunking. Modern partitioned separates the main office space into two distinct areas. Externally the landscaped courtyard provides allocated car parking spaces near to the office

ACCOMMODATION The approximate net internal floor area is 1,100 sqft (102 sqm).

ACCESS Ample parking is available within the dedicated courtyard car park providing spaces for up to 6 cars.

RENT & OTHER OUTGOINGS Annual rent is £17,050 plus VAT which is charged monthly in advance unless otherwise agreed. An apportioned service charge is payable to cover the cost of water usage, insurance and waste collection.

DEPOSIT Three months' rent.

LEGAL COSTS The Tenant is responsible for a contribution to the Landlord's reasonable legal costs of £500 + VAT for the preparation of a Business Tenancy Agreement.

RATING The office has a rateable value of £14,750 per annum. Under the current regulations the business rates payable would be £7,360.25 per annum [to be verified]. Subject to meeting various criteria an exemption for Small Business Rates Relief may be applied.

LEASE Offices are available on a full repairing and insuring a lease for a term to be agreed. Flexible terms, but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

POSSESSION On receipt of references and completion of legal formalities.

HOURS OF ACCESS 7.30am to 7pm Monday to Friday unless otherwise agreed with the Landlord.

WCs The offices benefit from having separate ladies and gents WC facilities contained within the office space.

TENANTS OBLIGATIONS It is the tenant's responsibility to satisfy themselves with regard to planning matters and that the property complies with all relevant statutory requirements for the proposed use; including fire, health & safety and building regulations. The Landlord and their agent assume no responsibility or liability for such matters.

VIEWINGS

By appointment through the letting agent Briggs & Stone:

Lucie Stone

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