

The Old Stables, Featherbed Court, Mixbury, Northants, NN13 5RN

For Lease – Two Storey Barn Converted Offices - 1,969 sq ft



Sq Ft	Sq M	Current Use	Rent Per Annum	Service Charge PA	Building Insurance PA	Rateable Value	EPC
1,969	182.95	E	£25,000	£3,600	Included in Service Charge	£24,500	C - 72

Location

Featherbed Court is located at Middle Farm on the outskirts of Mixbury, 3 miles south east of Brackley and just off the A421, 5 minutes from Junction 10 of the M40 and 1½ miles from the A43 Silverstone dual carriageway, linking the M1 (Junction 15) and M40 (Junction 10).

Description

The two-storey premises comprise part of a private complex of quality office barn conversions. The offices benefit from original character features, combined with modern features, including double-glazed Velux windows, suspended track lighting, perimeter trunking and recessed electrical floor boxes. Heating is provided by a combination of independent electrical means and air conditioning.

The site has substantial shared car parking facilities and each suite also benefits from access to a selection of quirky external on-site 'meeting-pods', as pictured.

Plans of the accommodation are available upon request.

Accommodation

Measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	Sq M	Sq Ft
Ground	Offices	89.11	959
First	Offices	93.84	1,010
Total		182.95	1,969

Rental Terms & VAT

The premises are available on a new effective fully repairing and insuring lease at a rent of £25,000 per annum, exclusive of other outgoings and subject to contract. VAT will be payable in addition at the standard rate.

Service Charge

There is a service charge payable which covers the maintenance and cleaning of shared areas of the wider estate, including landscaping and cleaning of the car park; building insurance; waste collection; water rates, as well as external building maintenance.

Business Rates

The Rateable Value for the building is £24,500. This is not what you pay, further information is available from White Commercial and via the local charging authority.

EPC

The EPC for the property is C – 72.

Services

We understand that the property is connected to mains water, drainage and electricity. These services have however not been tested by the agents.

Viewing and further information

Please contact Chris White & Harvey White

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and harvey@whitecommercial.co.uk

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Chris White

Harvey White

FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. June 2025.