

**Office To Let**  
**First Floor, Hay Barn**

Worton Park— OX29 4SU

**BWP**



Worton Park

WORTON HALL

# First Floor Office To Let – 947 sq ft (NIA)

First Floor, Hay Barn, Worton Park, Oxfordshire OX29 4SU

**ASKING RENT £19,500 pa**



## Summary:

- An opportunity to lease a 947sq ft first floor office suite at Worton Park.
- Worton Park is located just off the A40, only fifteen minutes to the North-West of Oxford and five minutes from the nearest train station.
- Open Plan office space, meeting Room, kitchenette & W.Cs. Comfort cooling and high speed internet cabling (by separate arrangement).
- Worton Park benefits from access to many onsite amenities including café, farm shop, restaurant, meeting rooms for hire, tennis court and outdoor swimming pool.
- Ample onsite parking for staff and guests.

We are instructed to offer the property by way of a new full repairing and insuring lease for a term to be agreed.

**Asking rent of £19,500 pa (excl)**

# First Floor, Hay Barn, Worton Park, Oxfordshire OX29 4SU

## ASKING RENT £19,500 pa

### Description:

Worton Park is a thriving rural business park which is home to a diverse range of businesses and occupiers. The Office accommodation comprises attractive stone farm buildings and barn conversions, sympathetically restored and purposely developed to create modern office suites.

The business park benefits from access to many onsite amenities including meeting rooms and conference venue for hire, tennis court and outdoor swimming pool. There is also an onsite café, farm shop and restaurant.

The Hay Barn is an attractive Cotswold Stone converted barn. The First Floor office provides open plan accommodation and includes a kitchenette, meeting room and demised W/Cs. The offices have both comfort cooling and central heating. There is perimeter trunking, with high-speed internet cabling.

There is ample onsite parking for staff and visitors.

### Location:

Worton Park is located just off the A40, only fifteen minutes to the North-West of Oxford and five minutes from the nearest train station. Worton Park is a prime position for transport to Oxford, London and the surrounding area.

### Areas:

**Net Internal Area 88 m2 (947 sq ft)**

NB. Information provided by the Vendor, not measured by BWP Commercial Property.

### VAT:

The property is elected for VAT.

### Planning:

The property currently has Class E (c) Use (office).

### EPC:

The property has an energy rating of A. Certificate available upon request.

### Timing:

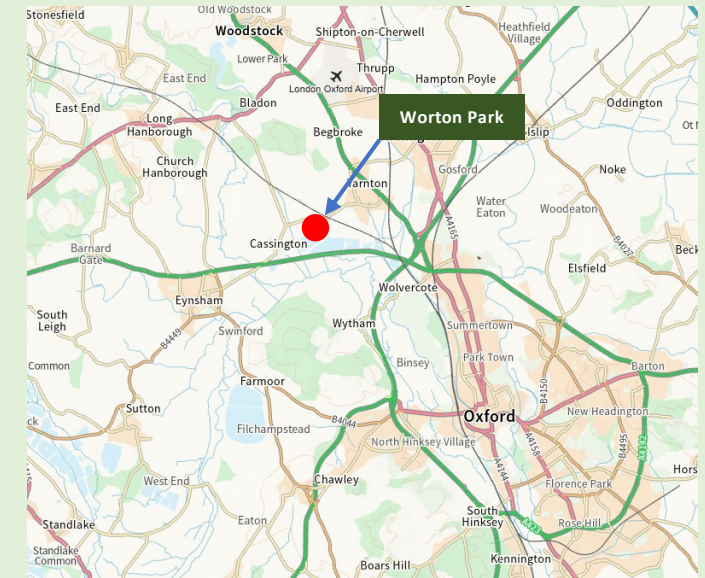
Immediately available.

### Term:

The unit is being offered by way of a new full repairing and insuring lease for a term to be agreed.

**Asking rent of £19,500 pa**

(Exclusive of Business Rates, Service Charge, VAT and Insurance).



NB. The plan is for identification only. © Crown Copyright OS 0100055500



# First Floor, Hay Barn, Worton Park, Oxfordshire OX29 4SU

## ASKING RENT £19,500 pa

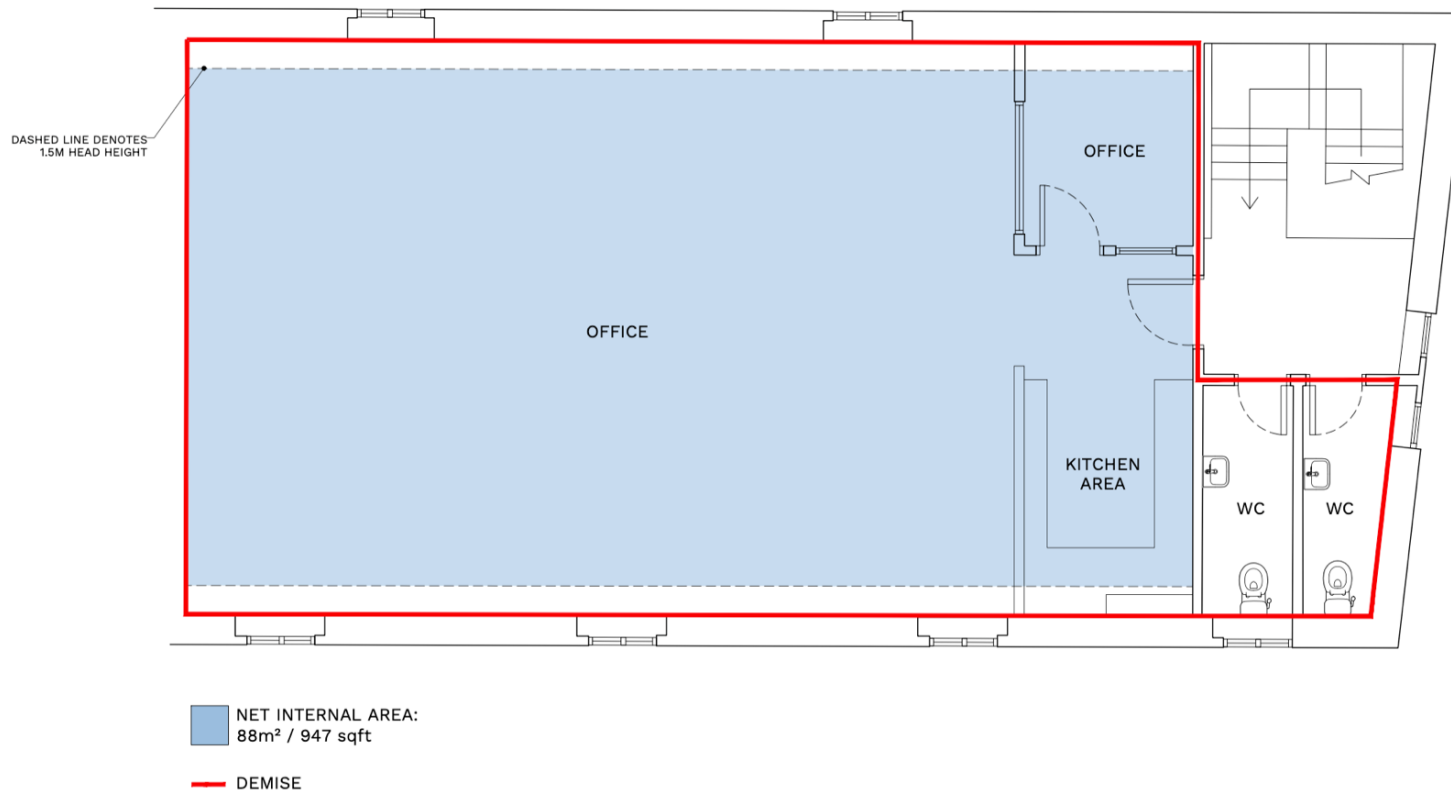


### Facilities & Benefits:

- Onsite café, farm shop and restaurant.
- Ample free parking for staff including seven electric vehicle charging points.
- Covered bike storage.
- Meeting rooms and conference venue available for hire, with on-site coordinators.
- Free use of onsite heated seasonal swimming pool (opening times apply).
- Free use of the onsite seasonal tennis court.
- Rural setting with various public footpaths for lunchtime walks.
- Onsite and local accommodation for visitors.
- Eco-conscious business park.

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**ASKING RENT £19,500 pa**



### Areas:

**Net Internal Area 88 m2 (947 sq ft)**

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### Business Rates:

The tenant will be responsible for Business Rates. For rates payable enquiries should be made with the Local Authority.

### Service Charge:

£2.75 psf (£2,604.25 per annum). Increased Annually in line with RPI Index.

### Further Information:

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