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**FIELDS**

commercial property  
land and new homes

# To Let

Office Suite, Old Coach House, Adwell Estate, Adwell, OX9 7DQ



Period building

**Attractive Brick And Tile Building, Part Of A Small Development Of Period Buildings Around A Central Courtyard.**

**Size: 1,364 Sq Ft**

**Rent: £19,750 Per Annum**

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.  
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### Features:

- Office Suite
- Period building
- Superb location
- M40 access at junction 6
- Two Further Rooms Available (408 sq. ft)
- Access to the Estate's Lakes

EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

### Location

Located between Lewknor and Tetsworth, the estate is in a superb rural environment, yet is only approx. 3 miles from the M40 motorway at junction 6.

### Description

An Office Suite in an attractive brick and tile building.  
The accommodation is arranged on two floors and totalling 1364 sq. ft. NIA. On the ground floor are is one main room, totalling approx. 577 sq. ft., and the first floor is a linked three-section area of around 787 sq. ft. The two floors of this property can be let independently of each other, details of which can be made available upon request.  
There is a main Reception area with Kitchen and two Toilets. On the first floor is a second Kitchen. The suite features exposed brickwork and timbers. The Office is being re-decorated and re-carpeted. Please note: A further two rooms, totalling approx 408 sq. ft. are available on the Ground Floor. Further details are available upon request.

### Rates

Rateable value - £8,500  
Rates payable - £4,641

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

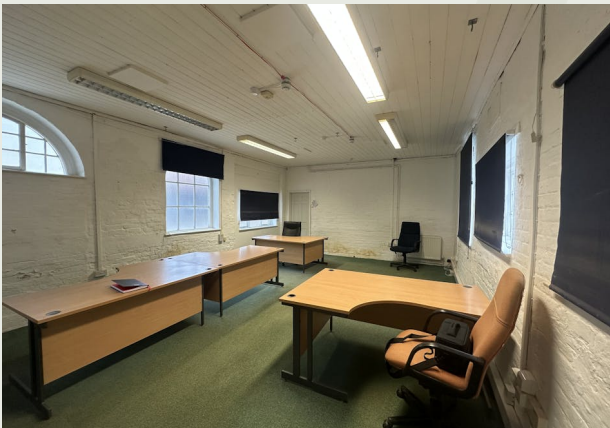
### Terms

New Lease is available.

### Viewing

Strictly by appointment with the agent.

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