

SOUTH ELEVATION

Grange Barn

GRANGE LANE · MALMESBURY · WILTSHIRE

📍 SN16 0EP

THE PROPERTY

Period character. New-build performance.

A self-contained Cotswold stone office with a double-height vaulted main room, original trusses, reclaimed elm floors, staff kitchen, three WCs and parking outside - one mile from Malmesbury.

A RARE OPPORTUNITY

Available for the
first time in a
decade.

KEY INFORMATION

1,556

SQ FT NIA

£20,500

PER ANNUM EXCLUSIVE

A (13)

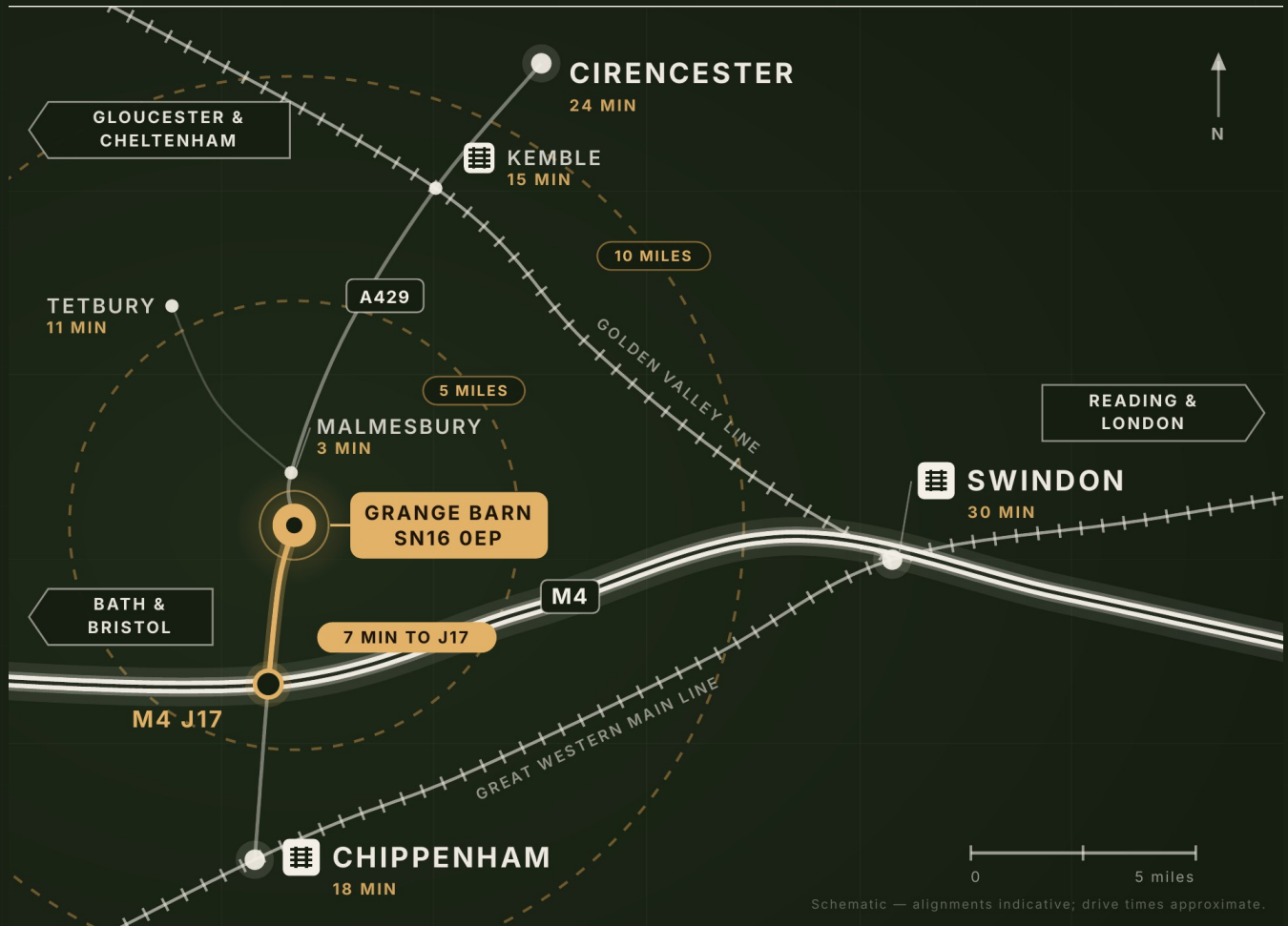
EPC RATING

8

CAR PARKING SPACES

Character outside. Connections all round.

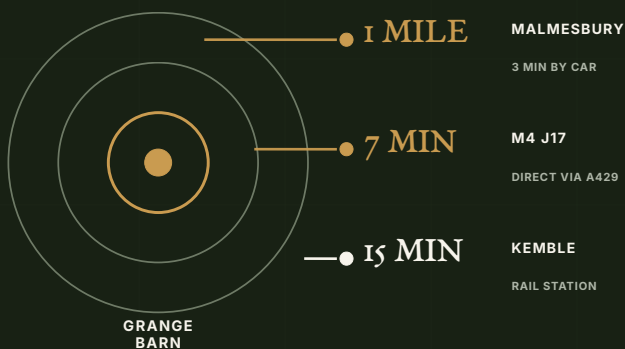
One mile south of Malmesbury, Grange Barn connects straight to the A429, putting the M4, Kemble station and the wider rail network within easy reach.



FROM THE FRONT DOOR

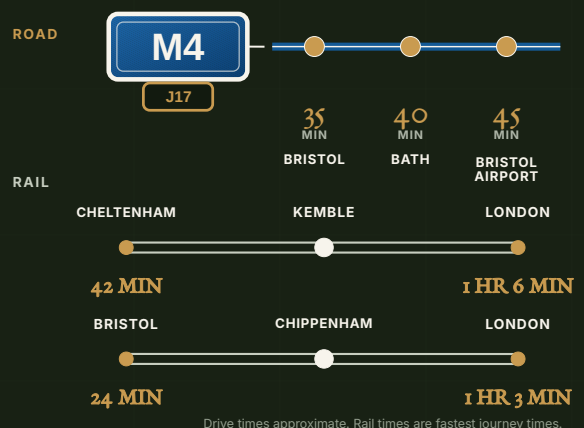
THE FIRST 15 MINUTES

Three useful connections before the quarter-hour mark.



AND ONWARDS

Motorway and mainline connections take over from here.



Drive times approximate. Rail times are fastest journey times.

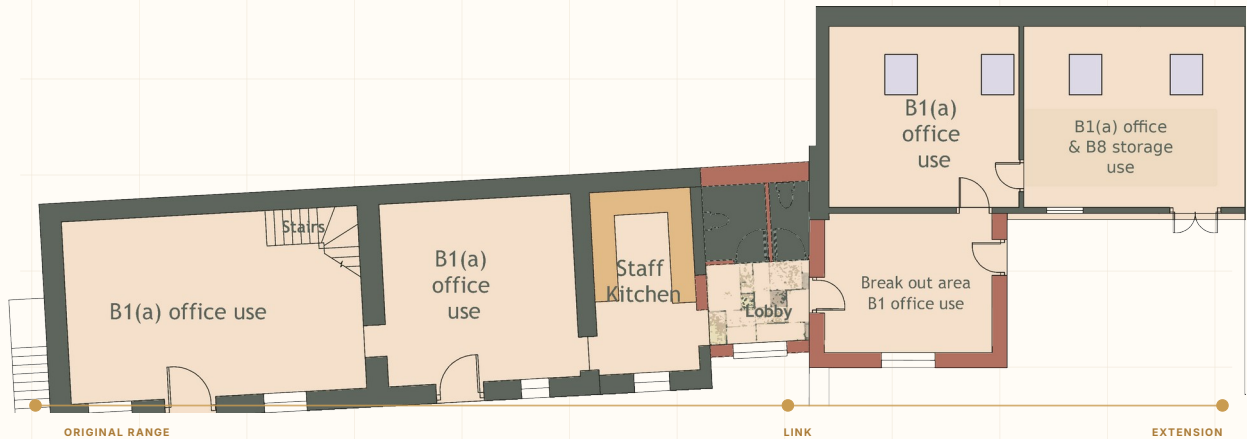
Accommodation & Specification

Plans

Consented drawings - not to scale, for identification only.

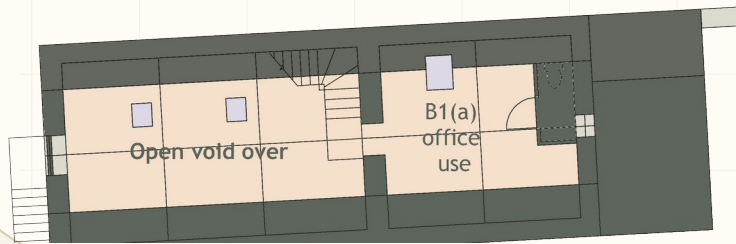
GROUND FLOOR

1,405 sq ft / 130.5 sq m



FIRST FLOOR

151 sq ft / 14.0 sq m



ACCOMMODATION

1,556
SQ FT NIA

GROUND

1,405

FIRST

151

Specification

Selected details, presented as a material schedule rather than a checklist.



EPC

A (I3)

Rare for a period conversion



BIOMASS HEATING

Panel radiators throughout



RECLAIMED ELM FLOORS

To the original range



STAFF KITCHEN

Ground floor



EXTENSION & BREAKOUT

Separate access



DOUBLE-HEIGHT MAIN OFFICE

Open to the roof structure



ULTRAFAST BROADBAND

Gigaclear 1GBps Speed



THREE WCs

Two ground, one first



STORE + PLANNING

B1(a) office & B8 store; Class E(g)(i) offices



01 VAULTED MAIN OFFICE



02 ENTRANCE OFFICE



03 EXTENSION



04 FIRST FLOOR

All photos are for illustrative purposes only, furniture is not included.

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Terms



01 TENURE

New effective full repairing and insuring lease, direct with the landlord. Term by negotiation.



02 RENT

£20,500 per annum exclusive. Rates, utilities and VAT excluded.



03 AVAILABILITY

Property available from October 2026, viewings by appointment only



04 BUSINESS RATES

Rateable value £19,500 on the 2026 rating list. Payable to be confirmed.



05 EPC

A (13). Certificate reference available on request.



06 VAT

VAT is not chargeable on the rent



07 SERVICE CHARGE

Basis to be confirmed. Tenant responsible for the whole building.



08 PLANNING

Class E(g)(i) offices, consented B1(a); store consented B8.



09 LEGAL COSTS

Each party bears its own costs. References before completion; deposit may be required.



10 AML

AML information requested from the successful tenant at heads of terms.



VIEWINGS

Arrange a viewing.

Whole-building tours by appointment.



DANIEL SMETHURST

07990 064 334

daniel@smethprop.co.uk

Direct viewing enquiries



AGENT

Smethurst Property Consultants

3 Newbridge Square
Swindon SN1 1HN
01793 847 470

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