



Unit 1, Wychwood Court
Cotswold Business Village, Moreton-in-Marsh, Gloucestershire, GL56 0JQ

TO LET

HAYMAN-JOYCE

Business premises to let in a modern office building, over two floors.

TO LET ON A NEW LEASE

£14,000pa plus VAT

MORETON-IN-MARSH

- A well-known north Cotswold market town with a wide range of shops and amenities for everyday needs
- Geographically well placed between Cheltenham (22 miles), Stratford-upon-Avon (17) and Oxford (27)
- Train station with direct services to Oxford and London, the fastest reaching Paddington from 92 minutes

COTSWOLD BUSINESS VILLAGE

- Cotswold Business Village is a modern thriving business park located off the A44 about ¾ mile from the centre of Moreton-in-Marsh
- It has a range of businesses and offices, including the NFU, Travis Perkins, Cotswold Seeds and Porsche Owners Club
- At the entrance is a security hut with ANPR security cameras

THE PROPERTY

- Modern end of terrace office unit over two floors
- Open plan on the ground floor with two offices on the first floor
- Five parking spaces
- EPC Band B
- Net lettable area circa 93 m² (1,000 ft²)

LEASE TERMS:

- Term: Negotiable – minimum three years
- Rent: £14,000 pa plus VAT

LEGAL COSTS:

- Each party to pay their own legal costs

OUTGOINGS

- Rateable value 1st April 2026 to present - £11,500
- Small Business Rate Relief: If occupier complies no Business Rates will be payable
- Estate Service Charge – Currently £1,773.25 per annum

PLANNING

- We believe the premises are classified under Class E Business Use and interested parties should discuss their use with the local Planning Authority

SERVICES

- Main water, electricity and drainage are connected
- Gas supply available

RESERVATION DEPOSIT

- Upon agreeing to take the lease the prospective lessee will be expected to pay a reservation deposit of £1,000 – this will be refunded on completion. However, should the prospective lessee withdraw from the transaction for any reason, or amend or alter the terms agreed such that the lessor withdraws from the transaction, the lessor's agents and solicitor's abortive costs will be deducted from the deposit, and the balance, if any, will be refunded

REFERENCES

- Bank, trade, personal and accountants will be required

VIEWING

- Strictly by appointment through the sole letting agents

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire, GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk
haymanjoyce.co.uk

IMPORTANT NOTICE 1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact. 2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf. 3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing. 4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware. 5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order. 6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

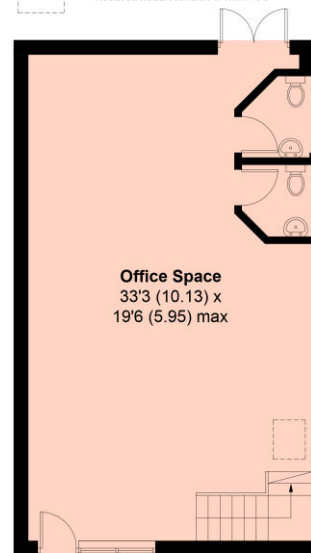


**Unit 1, Wychwood Court,
Cotswold Business Village,
Moreton-in-Marsh, GL56 0JQ**

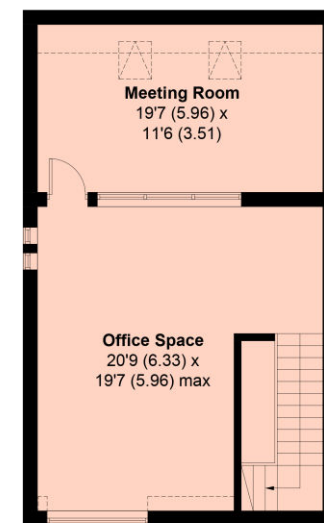
Approximate Area = 121.1 sq m / 1303 sq ft

For identification only - Not to Scale

□ = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR

MIM180355:628030

M O R E T O N - I N - M A R S H



M A Y F A I R