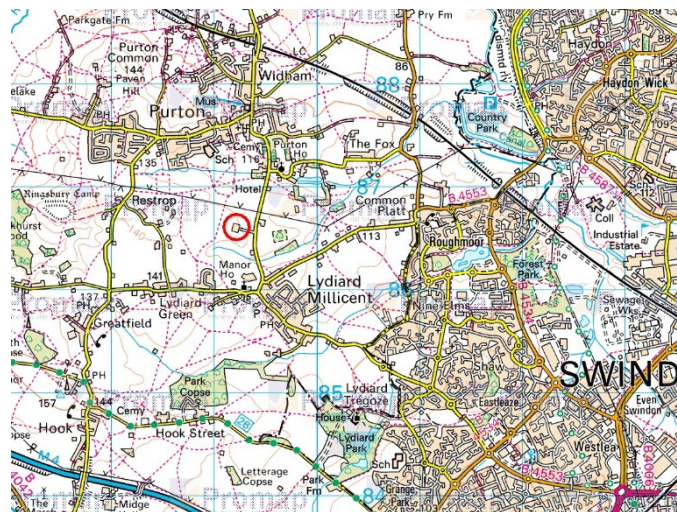


TO LET – Offices at Manor Hill Farm

Purton, Wiltshire

Swindon town centre – 6 miles
M4 Junction 16 – 5 miles
Royal Wootton Bassett – 4 miles
(Distances are approximate)



TO LET – Offices with some storage space within a redundant agricultural building, subject to planning permission.

Manor Hill Farm is situated in a rural location just 5 miles from Junction 16 of the M4 with convenient access to west and central parts of Swindon. Manor Hill Farm is a well maintained working farm and the offices sit to the rear of the Property with an extensive car parking area.

The existing office space is one of a number of units where there are other storage and workshop uses. The Licensor is flexible and prepared to modify the existing space to suit the right occupier's requirements.

The office space to let is on the first floor and currently extends to 891sq ft (83m²) with five individual rooms, an open plan area and WC and kitchen facilities. This is accessed via a pedestrian door to the rear of the units with stairs to the first floor. It would be possible to subdivide the existing space if a smaller office area was required.

A further 760sq ft (71m²) of ground floor storage space is also available to use with the offices which shares the same pedestrian door access. There is an internal door through to an additional 440sq ft (41m²) full height storage space with 20ft roller shutter door at the front of the units.

Please note that the above measurements are approximate.

The offices are available immediately subject to planning permission and any agreed modifications being undertaken by the Licensor.

Tenure

The offices are to be let on a Licence for a 364 day initial period for which the Licensor and Licensee will pay 50% of the solicitors' costs for the preparation of the Licence. The Licensee will be expected to take on the offices with internal repairing terms, with the rent payable monthly in advance. The Licensor will obtain the appropriate buildings insurance cover which the Licensee will reimburse.

Access/Parking

The Units are accessed via a private drive with electric gates. The Licensees will have use of a car parking area outside the unit.

Services

Electricity use will be monitored by a sub meter and the Licensor will recharge the Licensee for electricity used every quarter. Basic kitchen and WC facilities are in place and the offices benefit from air conditioning. The Licensee will be responsible for all outgoing in connection with these services and water usage. The Licensee will also be responsible for arranging their own office waste disposal.

Energy Performance Certificates (EPCs)

Copies of the EPCs are attached to these particulars.

Service Charge

An annual service charge of £250 will be payable by the Licensee to the Licensor for the maintenance of the external decoration, lighting, car park area and drive.

Business Rates

The Licensor will be responsible for paying the business rates during the Licence period which will be included in the overall rent.

Viewing

Viewing is strictly by appointment through the Agents. Please telephone 01793 842055 or email post@webbpaton.co.uk to make an appointment.

Directions

From Royal Wootton Bassett take the A3102 towards Hook. After 2 miles turn right onto Lydiard Green, towards Lydiard Millicent. After half a mile, pass the church and take the first exit at the roundabout towards Purton. Manor Hill Farm will be signed about a third of a mile down this road on the left hand side.

Offices at Manor Hill Farm

Purton, Wiltshire

Plans Areas Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the agents and the Licensor is deemed to have satisfied himself as to the description of the property. Any error or mis-statements shall not annul the contract or entitle either party to compensation in respect thereof.

Disputes

Should any dispute arise as to the Boundaries or any point in the general remarks or the particulars, schedule, plan or the interpretation of any of them, the question shall be referred to the arbitration of the agents, whose decision acting as experts shall be final. The Licensee shall be deemed to have full knowledge of all the boundaries and neither the Licensor, nor the Licensor's agent will be responsible for defining the boundaries or the ownership thereof.

Energy Performance Certificate

Non-Domestic Building



UNIT 1
Manor Hill Farm
Purton
SWINDON
SN6 4EG

Certificate Reference Number:
0050-9995-0325-9814-0054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

85 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 122
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 90.84

Benchmarks

Buildings similar to this one could have ratings as follows:
32 If newly built
93 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



UNIT 2
Manor Hill Farm
Purton
SWINDON
SN6 4EG

Certificate Reference Number:
0595-0059-2130-8900-9533

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

114 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 110
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 12.75

Benchmarks

Buildings similar to this one could have ratings as follows:
51 If newly built
150 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

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