

# TO LET: OFFICE SPACE AT SHEEPDROVE ORGANIC FARM

Lambourn, Berkshire, RG17 7UU

Lambourn – 3 miles

Wantage – 11 miles

M4 Junction 14 – 9 miles

(Distances are approximate)

## Offers in the region of £700 pcm

### Introduction

The building at Sheepdrove Organic Farm provides an excellent opportunity for versatile office space in open countryside, on the edge of Lambourn. The office is situated just over 15 minutes from Junction 14 of the M4 motorway, providing excellent links to further afield.

The office space to let at Sheepdrove Organic Farm is situated on the ground floor of a two storey building and accessed via a communal entrance hall and corridor. Accommodation includes a large open plan office space and a smaller separate office extending to 723.87ft<sup>2</sup> (67.25m<sup>2</sup>) in total. In addition there are adjoining communal kitchen and toilet facilities. The office space is located within Sheepdrove Organic Farm & Eco Conference Centre, a venue for corporate events, business meetings and much more.

### Tenure

The Property is to be let under the Landlord and Tenant Act 1954. Detailed terms are to be agreed between the parties, but it is envisaged that the agreement will be for an initial term of 2-3 years, at a fixed rent with no reviews, with the rent payable monthly in advance. The Landlord and Tenant will each pay 50% of the solicitor's costs for the preparation of the Lease. A deposit will be required from the Tenant before the commencement of the Tenancy, equivalent to two months' rent.

The Tenant will be expected to take on the Property with Internal Repairing Terms. Any additional improvements carried out by the Tenant will be subject to the Landlord's consent and at the Tenant's cost. The Landlord will not pay compensation for these improvements at the end of the Tenancy. The Landlord will obtain the



appropriate buildings insurance cover, which will be included in the rent.

### Access/Parking

Access to the office space is available between 8am – 6pm, access outside these times may be available by agreement. There is ample parking within the main car park at Sheepdrove Organic Farm & Eco Conference Centre.

### Services

Mains water, electric and drainage with under floor heating. The cost of these services is included within the service charge

### Service Charge

A service charge of £150 per calendar month will be payable to the Landlord in addition to the rent to cover business rates, water, electric, drainage, heating, cleaning and upkeep of communal areas.

### Outgoings

The tenant will be responsible for telephone and internet charges.

### Viewing

Viewing is strictly by appointment through the agents. Please telephone 01793 842055 or email [post@webbpaton.co.uk](mailto:post@webbpaton.co.uk) to make an appointment.

### Directions

When travelling to Sheepdrove Organic Farm using a Sat Nav, do not use the Conference Centre postcode. You must enter 'Sheepdrove Road, Lambourn'. This will take you to the bottom of Sheepdrove Road. From there, follow the signposts to the Eco Conference Centre.

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## Plans, Areas and 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 Landlord 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 Tenant shall be deemed to have full knowledge of all the boundaries and neither the Landlord, nor the Landlord's agent will be responsible for defining the boundaries or the ownership thereof.



### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**63**

This is how energy efficient the building is.

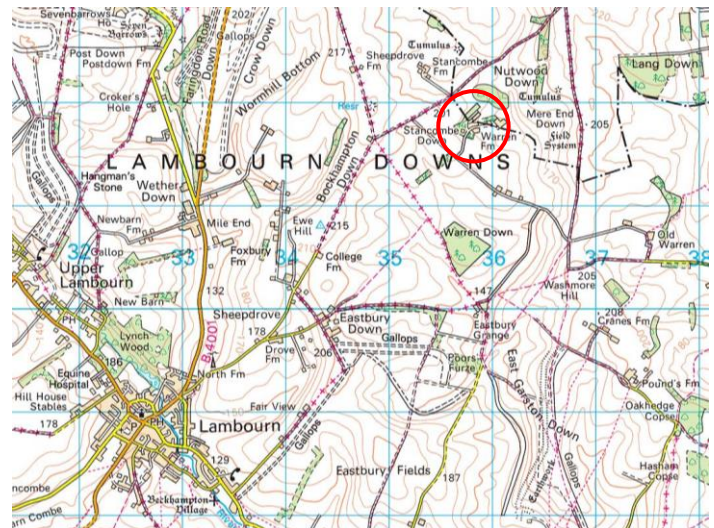
**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient



### 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) Interested parties 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 letting 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. Interested parties must satisfy themselves by inspection or otherwise.

WebbPaton Rural & Commercial Valuers  
 The Dairy, Hook, Royal Wootton Bassett, Wiltshire SN4 8EF  
 T: 01793 842055 F: 01793 842066  
 E: post@webbpaton.co.uk  
 www.webbpaton.co.uk

webbpaton

