



rural property specialists

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## TO LET: RURAL OFFICE SPACE



Unit 2 Ouseley Barn Farm, Bottom Lane, Ipsden  
Wallingford OX10 6AR

Approximately 947 sq ft (88 sq m)

Superfast Broadband | Ample Parking | Rural Location

TO RENT ON FLEXIBLE TERMS

**£ 9,500 per annum (plus VAT)**

# TO LET: RURAL OFFICE SPACE

## LOCATION

The space at Ouseley Barn Farm is set in an attractive rural location providing a tranquil working environment without compromising on excellent transport links.

Situated in close proximity to the A4074 which connects Wallingford and Oxford to Reading they are all easily accessible with Wallingford being just a 10 minute drive and Reading only a 20 minute drive.

The space can be used flexibly with the floor area being split over two individual rooms. There is a shared kitchen, WC and shower room also available for use with the Unit.

Wallingford 6 miles, Reading 11 miles, Oxford 17 miles

## DESCRIPTION

Unit 2 provides a smart space with plenty of character comprising two offices extending to over 947 sq ft., WC and kitchenette. The office has CAT 5 cabling, heating, super fast broadband and ample parking.

## ACCOMMODATION AND RENT

The Office is approx 947 sq ft. (88 sq m)

**Rent £9,500 PAX excluding VAT and all outgoing.**  
**Payable monthly in advance.**

## BUSINESS RATES

Business rates will be payable by the tenant. Small Business Rate Relief may apply.

## TERMS

The premises are available on a flexible lease for a term by arrangement and subject to regular rent reviews.

A service charge of £50 pcm will be charged by the landlord to cover electricity and water charges.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

## EPC

Rating C

## CONTACT

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## LOCAL AUTHORITY

South Oxfordshire District Council  
t 01235 422422 w southoxon.gov.uk

## VIEWINGS

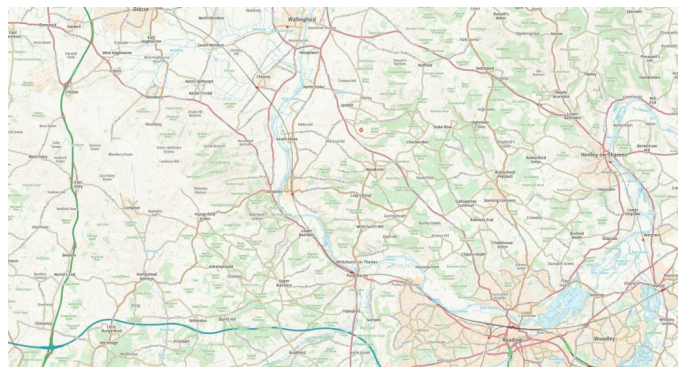
Strictly by appointment with BCM LLP.



## DIRECTIONS

From Wallingford take the A4074 (Port Way) travelling south towards Reading for approximately 2.5 miles passing a turning to Ipsden on your left. Continue past a turning onto Icknield Road and take the next left turning onto Bottom Lane. Proceed along Bottom Lane for 1 mile and Ouseley Barn Farm will be on your left hand side

 what3words [///fruits.fairly.tried](https://www.what3words.com////fruits.fairly.tried)



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