



# THE GRANARY

Drayton House Farm, Drayton St Leonard OX10 7BG



**A detached character office/studio that has been converted from an historic granary to a high standard. The unit extends to approximately 232 square feet (21.55 square metres) Net Internal Floor Area and contains a WC and kitchenette. Situated within a pleasant rural village setting, the unit also benefits from external car parking space.**

### Location

The unit is located at Drayton House Farm, which is located just off the Dorchester Road in the village of Drayton St Leonard to the south-east of Oxford. There are good transport links by road, with the A4074 to the west enabling access directly into Oxford as well as the A34, whilst the A329 to the east provides convenient access to Junction 7 of the M40. Approximate distances by road to the following locations are as follows:

- Wallingford 7 miles
- Oxford City Centre 12 miles
- Abingdon 7 miles
- M40 Junction 7, 6 miles
- Didcot 9 miles
- Thame 11 miles

### Directions

Leave Oxford via the A4074 from the Eastern By-Pass and head south for approximately 5 miles. At the Berinsfield Roundabout, take the first turning toward Drayton St Leonard. Follow the road for approximately 1.8 miles and on immediately entering the village, take the first turning on the right. The property can be found approximately 130 metres down the road on the left hand side.

### Features

The unit benefits from the following facilities:

- Open plan studio/office space
- Kitchenette
- WC
- Timber flooring throughout
- Exclusive parking for two cars
- Stair and verandah access to front

### Services

Mains electricity and water are connected to the unit together with mains drainage. Telecoms with broadband capability subject to service providers. The property benefits from high efficiency electric radiators and low energy lighting.

### Terms

The unit is available on a full repairing and insuring lease of negotiable terms for office use. The premises are available from June 2024.

### Rent

Quoted rent is £6,240 per annum (£520 per calendar month).

### Service Charge & Outgoings

There is no service charge payable. The Tenant is responsible for all outgoings.

### Business Rates

The current rateable value is £4,300. The charging authority is South Oxfordshire District Council. The actual rates payable may be subject to Small Business Rate Relief.

### Legal Costs

Each party is to be responsible for their own legal costs incurred with this transaction.

### VAT

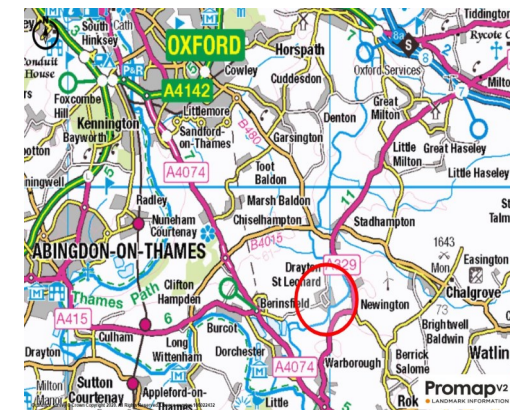
Any reference to price is deemed to be exclusive of VAT unless expressly stated. Any offer received by Adkin will be deemed to be exclusive of VAT. VAT is not currently charged.

### EPC

EPC exempt.

### Viewings

Strictly by appointment with the sole letting agent Adkin. Please contact Camilla Kilgour ([camilla.kilgour@adkin.co.uk](mailto:camilla.kilgour@adkin.co.uk)) or Simon Alden ([simon.alden@adkin.co.uk](mailto:simon.alden@adkin.co.uk)) on 01235 862888.



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