



THE FARMHOUSE  
THE FARNCOMBE ESTATE, BROADWAY  
WORCESTERSHIRE, WR12 7LJ

## LOCATION

The Farncombe Estate boasts a number of exclusive rural offices in a beautiful setting in the Cotswold Area of Outstanding Natural Beauty.

The Farncombe Estate is located just 3 miles to the east of the town of Broadway and 9 miles to the south east of Evesham. Junction 9 of the M5 is located approximately 17 miles to the west.

## DESCRIPTION

The Farncombe Estate offers a number of office units and office suites which have been created from the conversion of Farncombe House and a number of other estate buildings. The offices are located around landscaped grounds and each provide a light and spacious working environment in a wonderful rural location.

The Farmhouse provides on the ground floor a large meeting room, a kitchen/staff room, two separate toilets and in addition a combined toilet and shower room. On the first floor, three offices spaces are provided in separate rooms off a central landing.

Ground floor – 73.87 sq. m. (795 sq. ft.)  
First floor – 33.64 sq. m. (362 sq. ft.)  
**Total – 107.51 sq. m. (1,157 sq. ft.)**

The Farmhouse provides the opportunity to occupy a self-contained office benefitting with its own kitchen, toilets and shower as well as use of the two large car parks on site.

## ASKING RENT AND SERVICE CHARGE

The asking rent for The Farmhouse is £18,000 (£1,500 per calendar month).

The asking rent is quoted inclusive of the service charge which covers the electricity, water, heating and broadband (all to a reasonable usage level).

The asking rent is quoted exclusive of VAT. VAT will be charged.

## SERVICES

Water, drainage, electricity and broadband are connected to the property. Heating is provided via a gas central heating system.

**None of the services or appliances have been tested by the Agents.**

## RATING

The property is not currently rated. Rates will be the responsibility of the tenant.

The local authority is Cotswold District Council - 01285 623000.

## LEASE TERMS

The Farmhouse is offered to let by way of a new internal repairing and insuring lease under the Landlord and Tenant Act 1954 contracted out of the security of tenure provisions in sections 24 – 28 of that Act. A negotiable term of up to 3 years can be arranged. The Farmhouse is to be let unfurnished.

All enquiries are invited.

## LEGAL COSTS

Each party will be responsible for their own legal and professional fees involved in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

EPC – D. Score 87.

## VIEWINGS

To arrange a viewing please contact Carver Knowles on 01684 853400 or by email [enquiries@carverknowles.co.uk](mailto:enquiries@carverknowles.co.uk)

## DIRECTIONS

Travelling southbound, exit the M5 at Junction 9 and at the roundabout take the first exit onto the A46. Continue on the A46 and at the roundabout take the 2<sup>nd</sup> exit to continue on the A46. At the next roundabout take the third exit to continue on the A46. Continue on the A46 going straight over the first roundabout and at the second roundabout take the 3<sup>rd</sup> exit onto the A44. Continue on the A44 for approximately 3.5 miles until reaching a roundabout, take the 2<sup>nd</sup> exit to continue on the A44 (Broadway Bypass). Take the 2<sup>nd</sup> exit at the next roundabout to continue on the A44. After 2 miles, on Fish Hill, you will see the signs for The Farncombe Estate on the left-hand side. Turn left and continue along this road following the signs to The Fish Hotel. The offices are located before this.

The postcode is **WR12 7LJ**

**Carver Knowles**  
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