



OLD LODGE
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 Old Lodge provides a self-contained office with part mezzanine floor due to undergo construction and improvement works so will be available to let shortly.

Once complete The Old Lodge will provide approximately **94 sq. m. (1,011 sq. ft.)** of office accommodation which includes a part mezzanine floor.

The Old Lodge benefits from use of the two large car parks on site.

ASKING RENT AND SERVICE CHARGE

The asking rent for The Old Lodge is in excess of £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. Electric heating is provided.

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 Old Lodge 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 Old Lodge is to be let unfurnished.

The property will be available to let shortly once the construction and improvement works have been undertaken, in the meantime 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

To follow.

VIEWINGS

To arrange a viewing please contact Carver Knowles on 01684 853400 or by email 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 2nd 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 3rd exit onto the A44. Continue on the A44 for approximately 3.5 miles until reaching a roundabout, take the 2nd exit to continue on the A44 (Broadway Bypass). Take the 2nd 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**

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