



THE 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 a number of 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 which has in the last couple of years undergone full refurbishment to a high standard.

The Old Lodge provides approximately **94 sq. m. (1,011 sq. ft.)** of office accommodation which includes a part mezzanine floor. The offices includes a private W.C. and kitchenette.

The Old Lodge can easily provide an open plan office space for up to 6 people. The use of the two large car parks at Farncombe Estate is included.

## ASKING RENT AND SERVICE CHARGE

The asking rent for The Old Lodge is £20,000 plus VAT per annum (approx. £1,666 plus VAT per calendar month).

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

## 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 at the end of February 2023 or earlier by negotiation. 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.

## 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**  
what3words access location – **drift.brother.atlas**

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