

# TO LET 1,078 sq ft First Floor Office Moreton-in-Marsh GL56 9NQ

Fosseway Business Park



**Rent: £12,000 plus VAT per annum.  
Excellent Location. Well Presented.**

*Subject to Contract*

Viewing via agents: **BANKIER SLOAN**

Sugarswell Business Park, Shenington, Banbury, Oxon OX15 6HW  
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## New Lease. Rent: £12,000 plus VAT per annum

**Accommodation:** We have instructions to offer on a new lease this excellent office, situated adjacent to Moreton-in-Marsh railway station, close to the centre of this attractive and historic Cotswold town. Measuring approximately 1,078 sq ft (49ft x 22ft) this property would be an ideal location for those seeking accommodation for a variety of potential uses.

**Tenure:** This property is being offered at a rent of £12,000 per annum plus VAT. Rent is paid quarterly in advance.

**Outgoings:** In addition to the rent all tenants contribute towards an annual service charge on the site, which is set at 6% of the passing rent. The landlords take responsibility for the maintenance of the structure of the building, as well as the road and parking areas. The tenants will be responsible for the payment of the non domestic rates. This property has a rateable value of £3,000 and as a result, if this is a tenants only commercial property, they will have zero rates to pay under the government's Small Business Rates Relief scheme.

Please see [https://www.centre-p.co.uk/Small\\_Business\\_Rates\\_Relief\\_2020\\_2021\\_t.pdf](https://www.centre-p.co.uk/Small_Business_Rates_Relief_2020_2021_t.pdf)

**Property Insurance:** An ingoing tenant will be responsible for contributing towards the annual insurance premium. For the first twelve months the annual insurance will be £715.00 plus VAT.

**Administration Fees:** The ingoing tenants will be asked to contribute £450 plus VAT towards the preparation of the lease agreement. However, if the landlords are required to instruct solicitors, such costs are to be met by the in-going tenants.

Occupiers of the estate include: Topps Tiles, John Davies Gallery, Cotswold Markets, Gary Wright Antiques, Forest Peoples Programme, Barn and Brook Ltd, The Studio Gym and Hobson & Zar.

Please see [https://www.centre-p.co.uk/Fosseway\\_Business\\_Park.pdf](https://www.centre-p.co.uk/Fosseway_Business_Park.pdf)

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