



## Aveling Office 2

Lower Ledge Farm, Doynton, Wiltshire SN14 8EY



# Aveling Office 2

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Wiltshire SN14 8EY

A unique opportunity to let a modern, high quality, multi-functional office space set in the Cotswold countryside with excellent transport links and high-quality accommodation throughout.

- High Specification Office
- Rural Location
- Private Parking
- Excellent access
- Close proximity to M4 J18

TO LET

£16,000 per annum

£1333.33 per calendar month

VAT Applicable

Well House, The Chipping  
Wotton-under-Edge, Gloucestershire, GL12 7AD  
wotton@david-james.co.uk  
Tel 01453 843720  
www.david-james.co.uk

## DESCRIPTION

Aveling Office 2 comprises a modern office space, offering naturally well-lit open plan office accommodation along with a separate meeting room/director space. Situated within a tastefully converted farmstead the office offers ample parking, rural views and high-quality workspace.

## SITUATION

The unit is situated in a rural location, on an established and well-maintained business par, in the village of Doynton. Approximately 3 miles from the A46 and 4 miles from Junction 18 M4 the unit is well positioned for nationwide transport links.

## ACCOMMODATION

Office 2: 52.48m<sup>2</sup>+48.99m<sup>2</sup>/1092.24ft<sup>2</sup>

Office 2 can be partitioned into separate pods measuring 24.9m<sup>2</sup>/268ft<sup>2</sup>

The Office suite provides a communal kitchen, male & female toilet facilities, a reception area and outdoor communal areas.

## TERMS OF TENANCY

Units to be occupied by Lease for a minimum term of 3 years.

The Landlord will be responsible for external repairs and the structural insurance, the premium of which will be recoverable from the Tenant. The Tenant will be responsible for internal repairs and insurance of their contents.

## DEPOSIT

A deposit equal to two calendar months' rent will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

## OUTSIDE

The unit is accessed via a gated private drive, leading into a large carpark. Aveling is set within the picturesque and well maintained grounds of Lower Ledge Farm. Tenants of the offices will have the opportunity to enjoy the grounds (as shown) during the summer months with areas to walk and eat outside.

## SERVICES

We understand mains water, drainage and electricity are connected to the property. The unit also has an established BT broadband connection and more recently a dedicated fibreoptic line leading to the property and shared with Office 1.

## OUTGOINGS

The Tenant will be responsible for paying all outgoing on the property including but not limited to electric, water, heating service charge and business rates.

## BUSINESS RATES

Current Ratable Value as of April 2023 - £17,500

## SET UP FEE

The Tenant will contribute £500 plus VAT to setting up the agreement.

## LOCAL AUTHORITY

South Gloucestershire Council - 01454 868 686

## EPC

EPC Rating – C

## VIEWING

Strictly by appointment with the Agents: David James, tel 01453 843720

## AGENTS NOTES

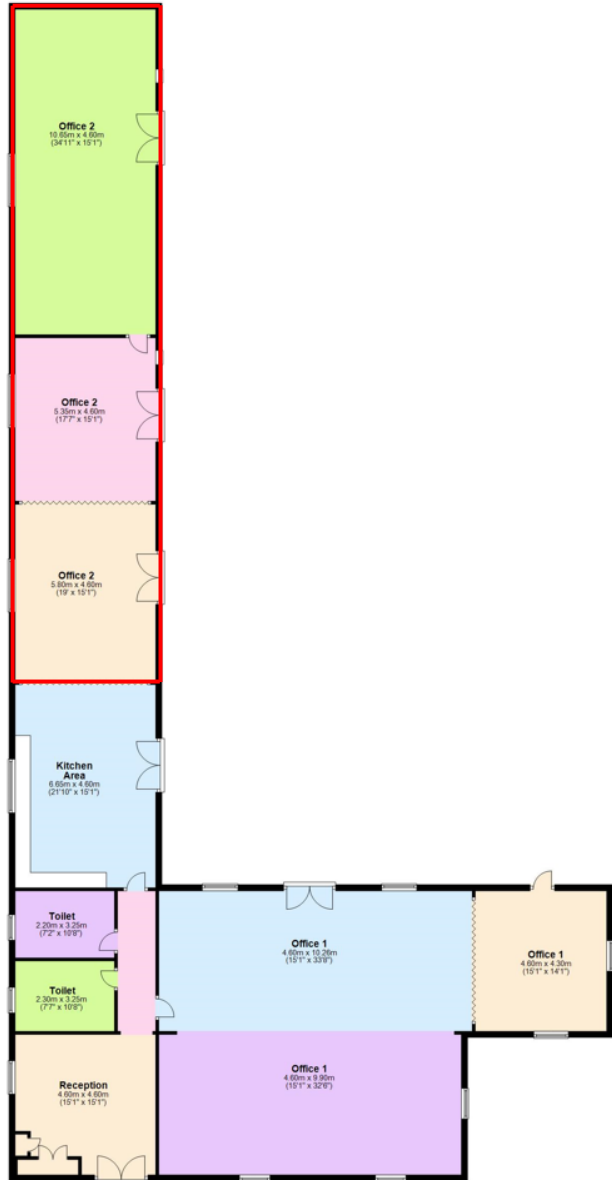
- The property is fitted with fire and security systems.
- Service charge payable to Landlord of £5000 per annum. Service charge covers maintenance to site, window cleaning, vermin control, security and fire system maintenance and building maintenance.
- All sums stated do not include VAT unless stated.

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





Unit 1-2 Lower Ledge Farm Doynton Lane Dyrham CHIPPENHAM SN14 8EY	Energy rating <b>C</b>
Valid until <b>6 August 2029</b>	Certificate number <b>0730-4943-0321-1010-1030</b>