



**Units @
Southernwood Castle
The Rocks
Ashwicke
Colerne, Wiltshire
SN14 8AP**

**Attractive Studio / Office premises
in a beautiful Rural location.**

**From Approx. 29.45 Sq M (317 Sq Ft)
Upwards**

- **Rural Woodland setting close to Bath**
- **Superfast Fibre Broadband, speed up to 350MB**
- **High Specification Office / Studio Space with natural materials**
- **Parking Provision**

LOCATION

The property is situated within a courtyard on the grounds of Southernwood Castle, set in a rural location and accessed by a country lane which leads on to a private driveway belonging to Southernwood Castle. The property has parking to the front within the courtyard area.

Southernwood Castle is located approximately 6 miles north east of Bath and is situated close to the villages of Colerne and Batheaston and is within the Cotswolds AONB. From the property there is an easy road access to Bath, Chippenham, Bristol and the M4 Motorway.

DESCRIPTION

This is a Grade II Listed period property that has been renovated in order to provide good quality studio and office space. There is also a modern fitted kitchen, shower and other central facilities, while heating is provided by a ground source heat pump and some underfloor heating.

The property has shared use of the external gardens and parking provisions for two vehicles per unit. Superfast Fibre Broadband is available with speeds up to 350MB.

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

Property	Sq M	Sq Ft
Unit 5	40.6	437
Unit 7	29.45	317
Total	70.05	754

RENTS

Property	P/A	Service Charge (P/A)
Unit 5	£9,840	£1,668
Unit 7	£7,200	£876

Business Rates

These will be nil on the smaller units for tenants having no other business premises.

(If you do have other premises, we can provide a business rate estimate.)

FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Service Charge

The landlord will provide heating along with communal internet, ground maintenance, rubbish disposal and buildings insurance. There will be a modest charge to cover this.

TERMS

The property is available by way of a new lease for a minimum term of 2 years. The lease will be contracted outside of security of tenure provisions contained within the Landlord and Tenant Act 1954. a service charge will apply to the property which will cover utilities, insurance and external maintenance of the property and grounds.

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWINGS

All viewings should be made through the sole agents, **Carter Jonas 0117 922 1222**

SUBJECT TO CONTRACT

Philip Marshall

01225 747 261 | 07767 6238

philip_marshall@carterjonas.co.uk

Aerin Thomas

0117 403 9956 | 07990 558726

aerin_thomas@carterjonas.co.uk

Carter Jonas

