



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

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

Approx. 29.45 Sq M (317 Sq Ft)

- **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.

FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

Property	Sq M	Sq Ft
Unit 7	29.45	317
Total	29.45	317

RENTS

Property	P/A	Service Charge (P/A)
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.)

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

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IMPORTANT INFORMATION

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