

Offices 3 and 5, Barn East
Manor Farm, Corsley, Warminster
BA12 7QE

COOPER
AND
TANNER



To Let – Office 3 - £9,300 per annum
Office 5 - £4,500 per annum

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Description

The serviced offices 3 and 5 in Barn East are currently available. This two-story building is part of an enclosed courtyard with other barn conversions, adjacent to open countryside, this provides a delightful working environment.

Office 3 is a self-contained office on the ground floor and Office 5 is a self-contained office on the first floor, both located in Barn East. The Kitchen area and facilities on the ground floor are shared with other occupants within Barn East.

Office 3 (ground floor)	400 ft ²	37.16 m ²
Office 5 (first floor)	250 ft ²	23.22 m ²
Gross Internal Area	643.66 ft²	60.38 m²

Included in rent

- Repair, maintenance, and inspection of the building exterior and the facilities.
- Repair and maintenance of the drive, courtyard and car park
- Building Insurance
- 7 days a week access
- Security equipment and services, including intruder alarm system with "Red Care" monitoring to the police
- Fire protection equipment and services, including Fire Risk Assessment
- Other health and safety services relating to the premises and its contents such as "PAT" and electrical installation tests
- Category 5e structured cabling and sockets for data and telephony
- Provision of all utilities
- Car parking

Location: [What3Words ///tint.existence.tabloid](http://tint.existence.tabloid)

Barn East Lies within the glorious grounds of the Listed Grade II* Elizabethan Manor of Corsley, built by Sir John Thynne of Longleat 1560 and regularly visited by Sir Walter Raleigh. Corsley adjoins the Longleat Estate in Wiltshire, positions off the A362 between Warminster and Frome. Nearby Westbury station has direct links to London.

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Planning: We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses.

Business Rates: To be confirmed.

Services: We understand mains water and electricity are connected. Private drainage system. (Services and appliances not tested).

EPC Rating: Energy Efficiency Rating of D/94

VAT: We understand that VAT is NOT payable on the rent.

Viewings: By appointment only through **Cooper and Tanner 1908 Limited – 03450 34 77 58**

Agents Note; Measurements are as per landlord and have not been measured by agent.

COMMERCIAL

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

