

# DETACHED OFFICE BUILDING FOR SALE VICTORY FIELDS, RISSINGTON

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PROPERTY CONSULTANTS



**Building 43  
Victory Fields  
Rissington  
Gloucestershire GL54 2QB**

**Approximately 5,211 sq ft  
(gross internal area)  
on a site of approximately  
1.1 acres**

- Prominently positioned at the entrance to the Victory Fields residential and retail development
- Refurbishment opportunity
- For sale freehold with vacant possession upon completion



# Building 43, Victory Fields, Rissington, Gloucestershire, GL54 2QB

## Location

Victory Fields comprises a development of some 368 new homes built by Linden Homes and Bovis Homes on the site of the former RAF Little Rissington air base.

Victory Fields is surrounded by open Cotswold countryside and lies adjacent to Upper Rissington village comprising some 350 dwellings.

The new residential development is well advanced into its final phase of delivery. In addition a local retail and leisure development called The Village Square has been completed and let close by with occupiers including a Co-operative convenience store, Runner Bean Health & Fitness and Croft Riverside who operate a café bar.

The Victory Fields development also includes a new school and children's day nursery.

The site is located three miles east of Bourton-on-the-Water and five miles south of Stow-on-the-Wold. Transport links are excellent with Cheltenham 23 miles, Oxford 26 miles, Banbury 26 miles and Swindon 36 miles.

## Description

Building 43 sits on the prominent entrance plot to the Victory Fields development. The building formed part of the original RAF Little Rissington accommodation and is of brick and tiled construction.

The building has an extensive range of work areas with the potential to sub-divide if required.

The building sits on an extensive plot with access to be reserved over a part of the site adjacent to the southern boundary to provide vehicle access for the adjoining office building occupier.

Building 43 is in a poor condition and requires refurbishment works.

Previously, planning consent has been obtained to add a contemporary styled extension to the building to provide a total of approximately 10,280 sq ft.

## Existing Accommodation

All measurements are approximate Gross Internal Areas.

Area	Sq ft	Sq m
Ground Floor	5,211	484.10



## Terms

The property is available for sale freehold with vacant possession upon completion. The property is being sold for B1 office use only and the sale agreement will provide that there will be a covenant preventing alternative use for a period of 10 years.

## Price

£325,000 plus VAT.

## Services

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Business Rates

The premises will require a new separate new assessment.

Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

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## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

## Subject to Contract

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## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Viewing Arrangements

For further information or to arrange an inspection, please contact the joint agents.

## Alder King Property Consultants

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**Date:** May 2017

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