Grange Barn

GRANGE LANE · MALMESBURY · WILTSHIRE

SN16 0EP

THE PROPERTY

Period character. New-build performance.

A self-contained Cotswold stone office with a double-height vaulted main room, original trusses, reclaimed elm floors, staff kitchen, three WCs and parking outside - one mile from Malmesbury.

A RARE OPPORTUNITY

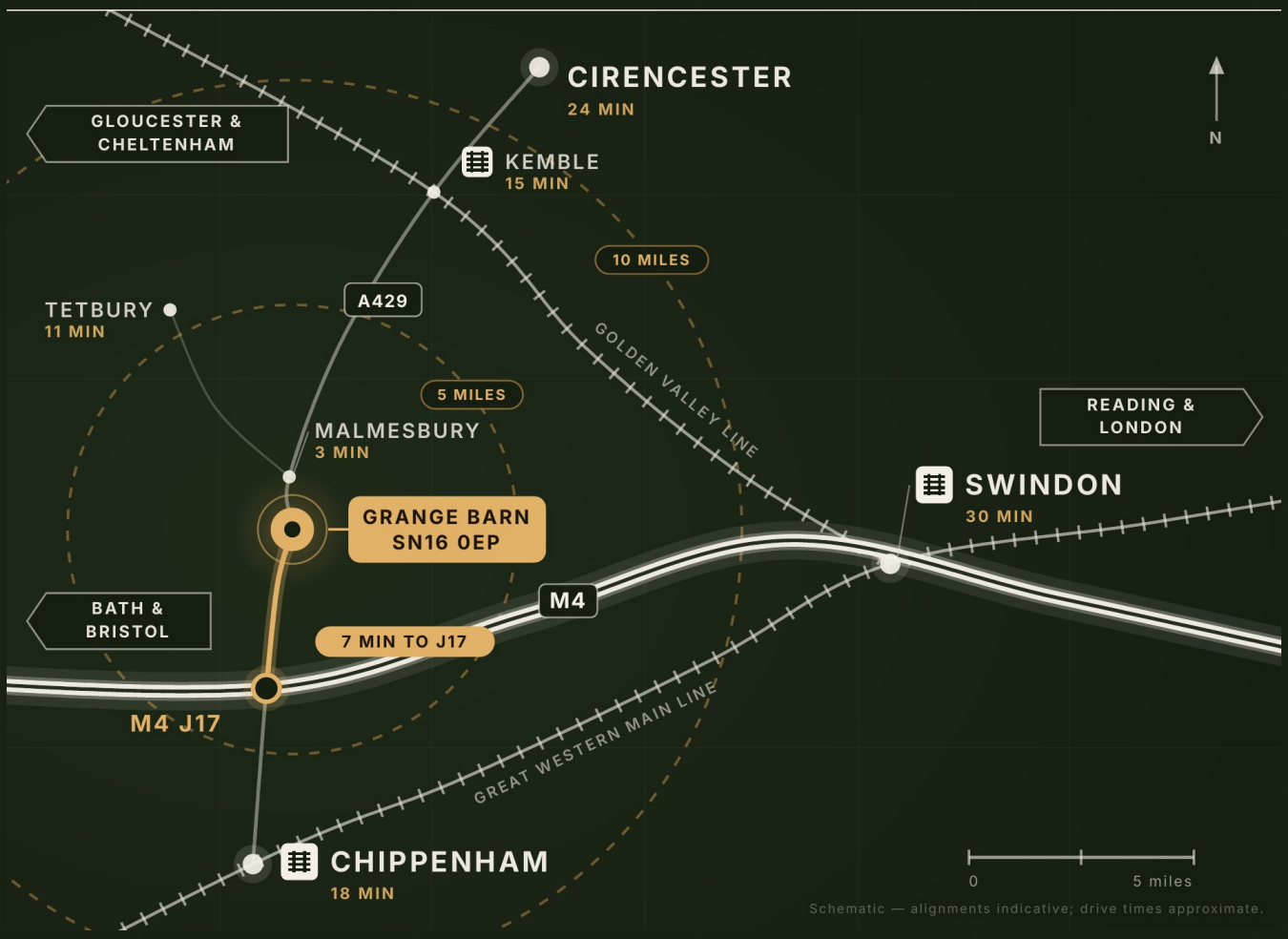
Available for the first time in a decade.

KEY INFORMATION

1,556	£20,500	A (13)	8
SQ FT NIA	PER ANNUM EXCLUSIVE	EPC RATING	CAR PARKING SPACES

Character outside. Connections all round.

One mile south of Malmesbury, Grange Barn connects straight to the A429, putting the M4, Kemble station and the wider rail network within easy reach.

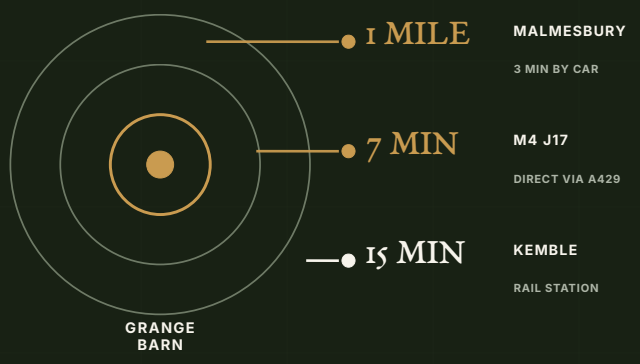


Schematic — alignments indicative; drive times approximate.

FROM THE FRONT DOOR

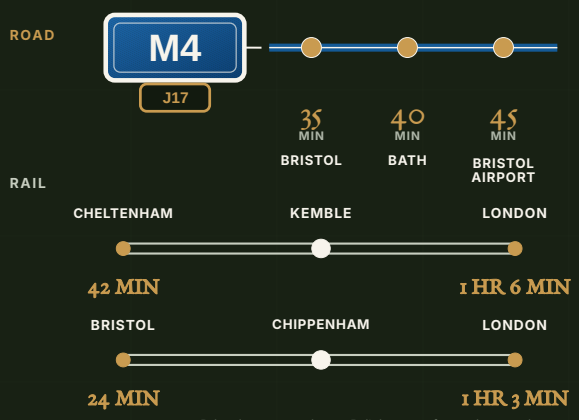
THE FIRST 15 MINUTES

Three useful connections before the quarter-hour mark.



AND ONWARDS

Motorway and mainline connections take over from here.



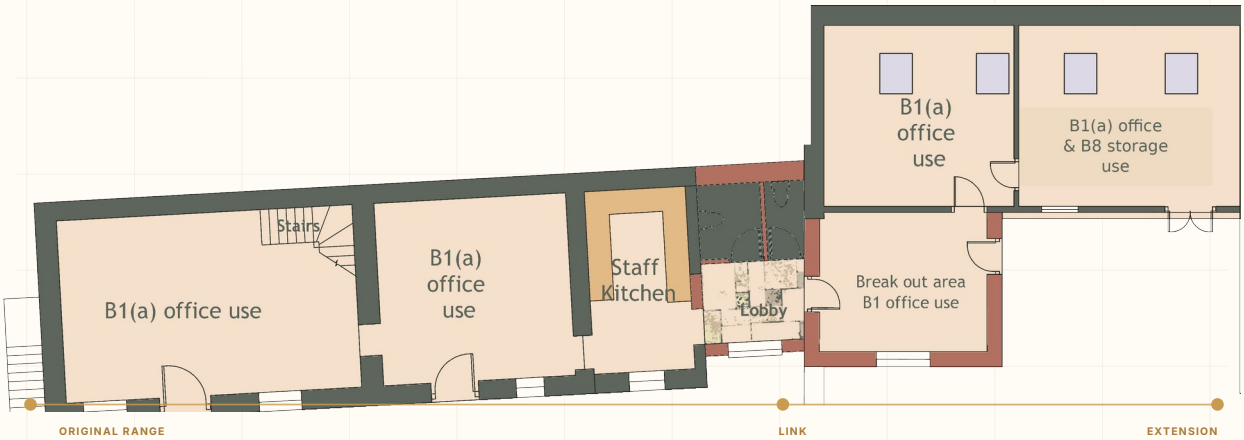
Drive times approximate. Rail times are fastest journey times.

Accommodation & Specification

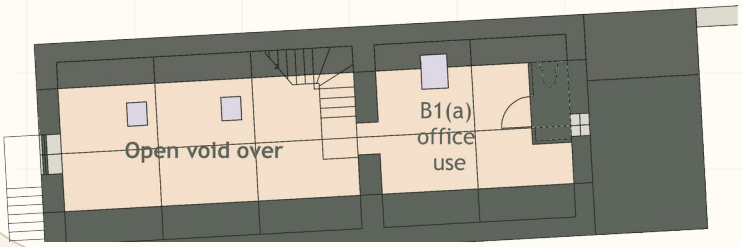
Plans

Consented drawings - not to scale, for identification only.

GROUND FLOOR 1,405 sq ft / 130.5 sq m



FIRST FLOOR 151 sq ft / 14.0 sq m



ACCOMMODATION

1,556
SQ FT NIA

GROUND
1,405
FIRST
151

Specification

Selected details, presented as a material schedule rather than a checklist.

EPC

A (13)

Rare for a period conversion

BIOMASS HEATING
Panel radiators throughout

RECLAIMED ELM FLOORS
To the original range

STAFF KITCHEN
Ground floor

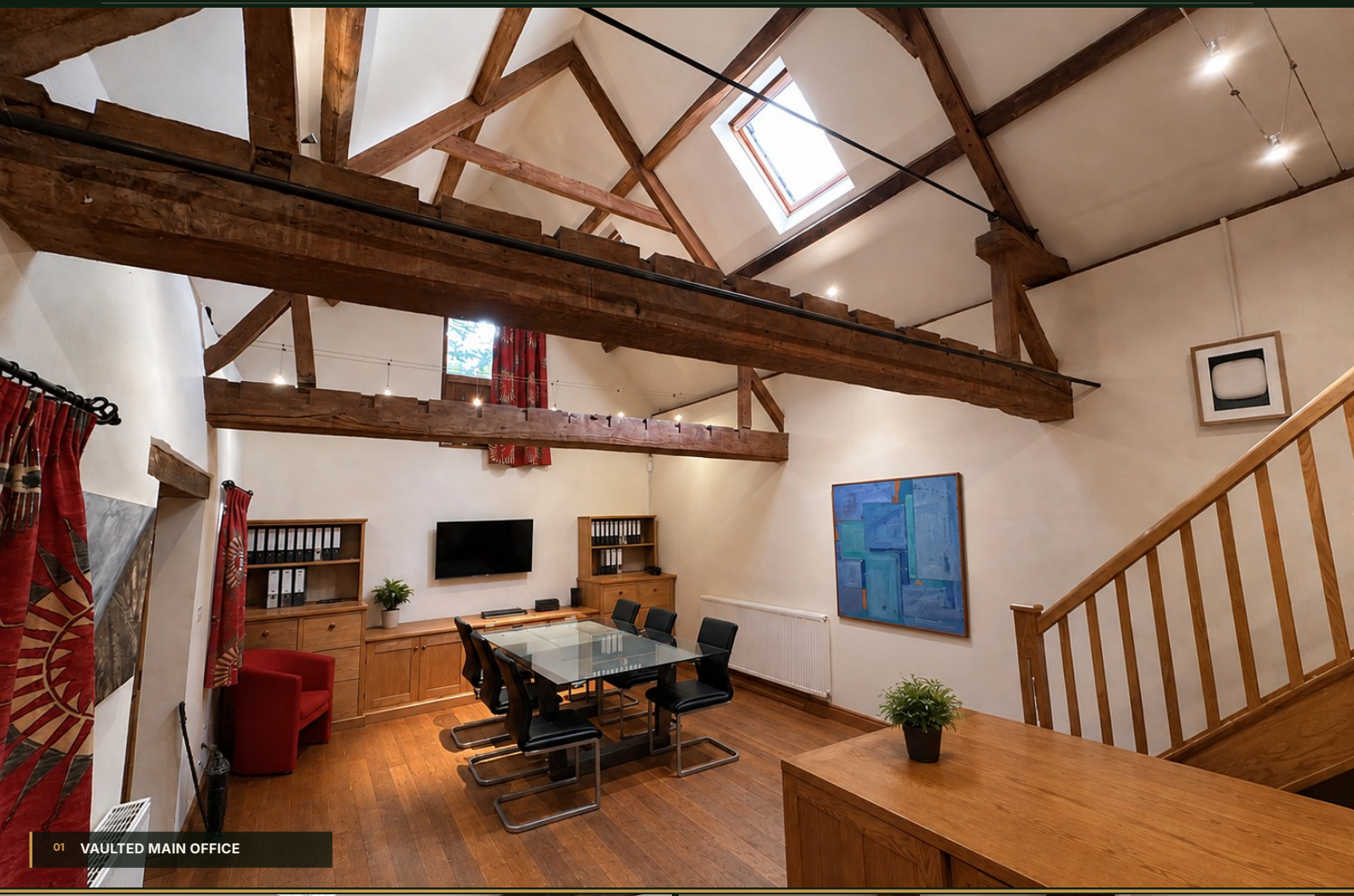
EXTENSION & BREAKOUT
Separate access

DOUBLE-HEIGHT MAIN OFFICE
Open to the roof structure

ULTRAFAST BROADBAND
Gigaclear 1GBps Speed

THREE WCs
Two ground, one first

STORE + PLANNING
B1(a) office & B8 store; Class E(g)(i) offices



01 VAULTED MAIN OFFICE

02 ENTRANCE OFFICE

03 EXTENSION

04 FIRST FLOOR

All photos are for illustrative purposes only, furniture is not included.

Terms

01 TENURE

New effective full repairing and insuring lease, direct with the landlord. Term by negotiation.

02 RENT

£20,500 per annum exclusive. Rates, utilities and VAT excluded.

03 AVAILABILITY

Property available from October 2026, viewings by appointment only

04 BUSINESS RATES

Rateable value £19,500 on the 2026 rating list. Payable to be confirmed.

05 EPC

A (13). Certificate reference available on request.

06 VAT

VAT is not chargeable on the rent

07 SERVICE CHARGE

Basis to be confirmed. Tenant responsible for the whole building.

08 PLANNING

Class E(g)(i) offices, consented B1(a); store consented B8.

09 LEGAL COSTS

Each party bears its own costs. References before completion; deposit may be required.

10 AML

AML information requested from the successful tenant at heads of terms.

VIEWINGS

Arrange a viewing.

Whole-building tours by appointment.

DANIEL SMETHURST

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Direct viewing enquiries

AGENT

Smethurst Property Consultants

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