

Modern Office Suites to be Fully Refurbished

9 Astley House

Cromwell Business Park, Chipping Norton, OX7 5SR

TO LET



805 sq ft - 1,864 sq ft (74.79 sq m – 173.17 sq m)
TO LET - £8,400 - £19,000 per annum exclusive

WHITE COMMERCIAL SURVEYORS LTD

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Floor	Sq Ft	Sq M	Rent Per Annum	Est. Service Charge PA	Building Insurance PA	Rateable Value	EPC
Ground	805	74.79	£8,400	£2,592.10	TBC	TBC	B - 49
First	1,059	98.40	£11,000	£3,407.90			
Whole	1,864	173.1	£19,000	£6,000.00	£653.18	£17,750	

Location

The property is located within the well-established Cromwell Business Park, a popular landscaped office development with its own security, consisting of 27 modern office buildings. It is home to various UK Headquarters of multi-national operations, as well as local and regional businesses.

The property is approximately ½ mile from Chipping Norton Town Centre. Close by the A44 provides fast access to Oxford (21 miles) and the A34 (15.5 miles) from where access to the M4 can be gained. Banbury and the M40 are approx. 13 miles to the north. Aldi, an M&S Foodhall and Costa Coffee are all in very close proximity.

Description

The offices are to undergo full refurbishment to provide quality ground and first floor accommodation, which can be taken either floor-by-floor or as a whole. LED lighting and a new suspended tile grid system has been installed throughout and at this stage the landlords will consider occupier specific fit out requirements.

There are kitchenettes to both ground and first floors, with shared, separate, quality specification male and female toilet facilities to ground floor, with speed hand dryers.

The building also benefits from 7 allocated car parking spaces.

Terms and VAT

The premises are available on new effective fully repairing and insuring leases, either as a whole or floor-by-floor. Please refer to the table above for financial information.

VAT will be payable in addition to the rent and service charges.

Service Charge

Service charges will be payable in respect of the maintenance, repair and cleaning of the shared areas of the wider estate, including landscaping, maintenance and cleaning of the car park, 24-hour security and in connection with external building maintenance.

For individual floors, the service charge will be split proportionate to floor areas occupied.

Services

We understand that all mains services are connected to the premises, but advise none of these services have been tested by the agents.

Viewing and further information

Please contact Chris White & Harvey White

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Email: chris@whitecommercial.co.uk

and harvey@whitecommercial.co.uk



Chris White



Harvey White

VIEWING AND FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000.

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