



4 Essex House, Cromwell Business Park

Chipping Norton, OX7 5SR

Two Storey Office Building Within The Cotswold Town Of Chipping Norton

1,894 sq ft
(175.96 sq m)

- On site security systems
- Flexible working space
- Picturesque Cotswold village
- Allocated parking
- Potential for subdivision

4 Essex House, Cromwell Business Park, Chipping Norton, OX7 5SR

Summary

Available Size	1,894 sq ft
Price	Price on application
Business Rates	GF Rateable Value: £8,500 / FF Rateable Value: £9,900
Service Charge	An estate service charge is payable
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Location

Located approximately 15 miles north-west of Oxford, Chipping Norton is an attractive market town that enjoys a pleasant rural setting and accommodates an established commercial sector. The town is situated within the Cotswolds Area of Outstanding Natural Beauty.

Within Chipping Norton itself, the subject premises forms part of the Cromwell Business Park, an established commercial location with a mix of office and health / fitness sector occupiers..

Description

The property comprises a two storey office building of masonry construction under a pitched tiled roof. Internally the property is arranged to provide a ground floor and first floor office suite. The two suites can be subdivided with a shared lobby, WC block and separate accesses. The office accommodation benefits from carpet flooring, suspended ceilings and inset strip / spot lighting.

Externally there are seven car parking spaces and communal gardens.

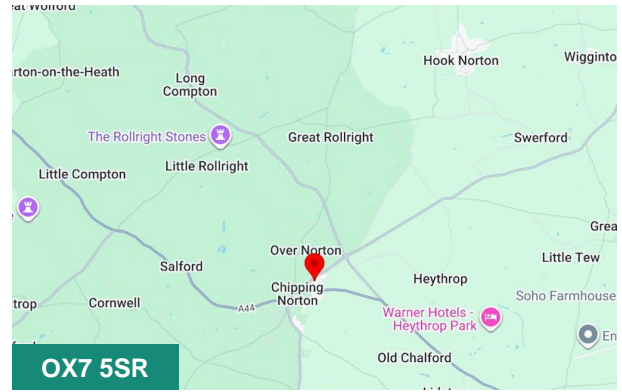
Accommodation

The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m
Ground	846	78.60
1st	1,048	97.36
Total	1,894	175.96

Terms

The property is available for sale by way of a Long Leasehold interest, held for a term of 999 years from 29 September 1989. Further lease information is available upon request.



Viewing & Further Information



Tom Vecchione

01865 883364 | 07807 791328

tom@benedicts.co.uk