



Greenacres, Monument Business Park

Warpsgrove Lane, Chalgrove, OX44 7RW

Single Storey Flexible Business Units In A Strategic Commercial Location

292 to 1,273 sq ft
(27.13 to 118.27 sq m)

- Double loading doors
- Strategic location
- Situated within an established business park
- Sustainable hemp-lime construction
- Suitable for a range of uses

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Summary

Available Size	292 to 1,273 sq ft
Business Rates	Please enquire
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	An Estate Service Charge will be payable, please enquire
EPC Rating	D

Description

The property comprises a single storey terrace of business units of sustainable hemp-lime construction arranged around a central courtyard. Internally the property benefits from a concrete floor, painted walls and an insulated ceiling with surface mounted strip lighting.

There are shared kitchen and WC facilities. Externally there is a tarmac courtyard to the front of the property and access to parking provisions to the rear.

The offices are suitable for a range of uses falling within planning use class E (eg office, workshop, storage, commercial kitchen, studio, retail etc)

Location

Situated on the B480 approximately 9 miles south-west of Oxford and 7 miles from Junction 7 of the M40, Chalgrove is an attractive village offering the dual advantages of a pleasant rural environment and good communications on a local and national level. Locally good access is provided to Oxford, Wallingford, Abingdon and Thame, whilst, on a national level, swift communications are provided onto the M40, A40, A4074 and A34 trunk roads. The village is home to a growing residential population and is expected to undergo further commercial expansion over the coming years.

Within Chalgrove, the subject property is located within Monument Business Park off Warpsgrove Lane and opposite Chalgrove Airfield. The Park is set in an idyllic location and benefits from picturesque countryside views

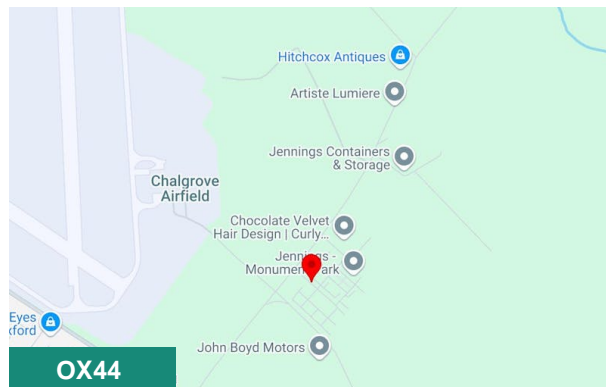
Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	Size	Rent	Availability
Unit - 10	336 sq ft	£8,000 /annum	Let
Unit - 11	337 sq ft	£8,000 /annum	Let
Unit - 2	336 sq ft	£7,728 /annum	Available
Unit - 1	323 sq ft	£7,429 /annum	Available
Unit - 5	292 sq ft	£6,716 /annum	Available
Unit - 12	322 sq ft	£7,406 /annum	Available

Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954

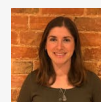


Viewing & Further Information



Edward Lifely

01865 883364 | 07464492953
edward@benedicts.co.uk



Sophie Holder

01865883364 | 07587221536
sophie@benedicts.co.uk