



Unit 4 Aspect House

Grove Business Park, Grove, OX12 9FA

Modern Air Conditioned Office Suite Within Grove Business Park

2,402 sq ft
(223.15 sq m)

- Air conditioning
- LED lighting
- Established commercial location
- Allocated parking
- Security intercom
- Lift access

Unit 4 Aspect House, Grove Business Park, Grove, OX12 9FA

Summary

Available Size	2,402 sq ft
Rent	£51,500 per annum
Business Rates	Please enquire
Service Charge	A service charge will be payable for the management, maintenance and repair of the external, structural and common parts and services at Aspect House
VAT	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	B

Location

Located on the A338, Grove is an attractive historic market town with an expanding population and a good range of retail professional and recreational facilities. Allocated as one of Oxfordshire's principal growth towns, Grove is expected to undergo further expansion over the coming years.

Within Grove itself, the subject property is located on Grove Business Park, an established commercial location with good on site amenities including a gym and hair salon.

Description

The property comprises a modern first floor office suite proving flexible workspace. The unit is arranged internally to provide open plan accommodation with breakout / meeting space and a self-contained kitchen area.

The unit benefits from air conditioning, suspended ceilings, LED Lighting and lift access.

Externally there is allocated parking for 6 cars.

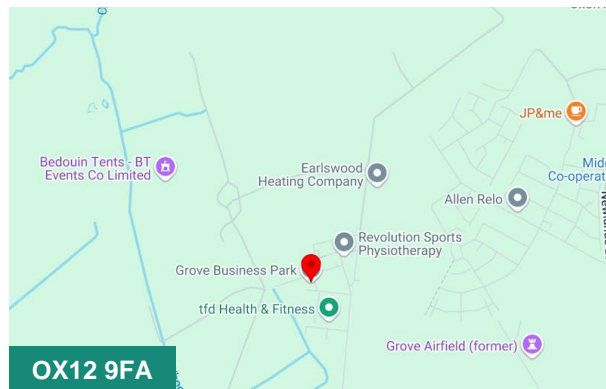
Accommodation

The accommodation comprises the following Net Internal Areas:

Name	sq ft	sq m	Availability
Unit - 4	2,402	223.15	Available
Total	2,402	223.15	

Terms

The property is available by way of a new sublease.



Viewing & Further Information



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