

SELF-CONTAINED GROUND FLOOR OFFICE SUITE

10A ASTLEY HOUSE, CROMWELL PARK,
CHIPPING NORTON, OXFORDSHIRE, OX7 5SR

- Open Plan Ground Floor Office Accommodation
- Separate Meeting Room
- Allocated Parking
- High Speed Broadband Available

£110,000 LONG LEASEHOLD | 80.04 sq m (861 sq ft)

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LOCATION

Cromwell Park is a thriving commercial location situated to the east of Chipping Norton town centre. The park benefits from excellent road connections, providing convenient access to:

A44 towards Oxford, Woodstock and Evesham
A361 linking to Banbury and A3400 to Stratford-upon-Avon
Easy reach of the M40 (Junctions 9 & 11) via main arterial routes
Local amenities including supermarkets, cafés and town-centre services are all within a short drive or walking distance, making this an attractive and convenient business base.

DESCRIPTION

10A Astley House is a self-contained ground floor office suite offering flexible accommodation within the well-established Cromwell Park development in Chipping Norton. It is suitable for small to medium sized businesses seeking a professional office environment with excellent access and dedicated parking.

The accommodation comprises a main office area, a separate kitchen and WC facilities one of which accessible for disabled users. The site is fully managed and has 24-hour access, CCTV security, estate management and landscaping of the common areas. More features include, recently updated aluminium double-glazed windows, recently fitted Worcester Bosch gas boiler, suspended ceilings with integrated lighting, perimeter trunking for power and data.

ACCOMMODATION

The property has the following (approximate) net internal floor areas.

Description	Sqft	Sqm
Main Office	541	50.35
Meeting Room	144	13.40
Kitchen	175	16.29
Total NIA	861	80.04

SERVICES

Mains gas, electric, water and drainage. We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

BUSINESS RATES

The property has a Rateable Value of £12,500 from 1 April 2026.

TENURE

The property is held on a long leasehold interest by way of a 999-year lease commencing in September 1989. The ground rent for

Astley House is £100 per annum. The tenure is considered a virtual Freehold given the remaining lease term.

EPC

An Energy Performance Certificate has been commissioned and will be made available.

VAT

It is understood that VAT is applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the sale.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VIEWING AND FURTHER INFORMATION

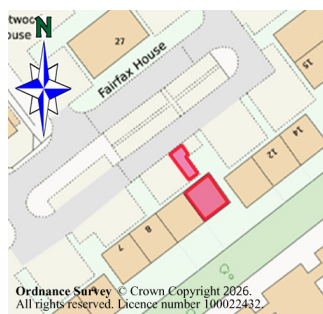
Strictly by appointment with the Sale Agent.

For further information or to arrange a viewing please contact:

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