

Roundway House

Fully Flexible office suites available for lease or sale

Unit 12 Cromwell Business Park, Chipping Norton, OX7 5SR



Roundway House - Units 12 and 14 Cromwell Park Business Estate

Available for immediate occupation are a choice of two office suites that offer fully flexible space and can be customised to your company's specific needs. These bright, adjacent offices offer about 2000 sq. feet each of open space and are available for lease or sale. These suites have been professionally decorated and are low cost to run, as they have been updated to the best energy efficiency practices and latest building regulations. They enjoy a mid-40's B grade EPC rating. Please contact us to view the suites and discuss how we could customise them to meet your requirements.

Roundway House is an integral part of the thriving business community at Cromwell Park. The Park is located only minutes from Chipping Norton, a popular market town situated near the border of the busy M40 London to Birmingham corridor and picturesque Cotswolds. The premises offer excellent value for money given their quality, and proximity to main road links to nearby Oxford and Birmingham.

Cromwell Park comprises 27 purpose-built office suites and is home to an array of flourishing local and regional businesses, as well as multinational operations. The Park is in an attractive region, and occupants particularly benefit from access to the local wealthy demographic.

Roundway House is situated within pleasant, landscaped gardens and has ample car parking. Marks & Spencer and Costa Coffee are within walking distance, as are various essential amenities. Furthermore, Chipping Norton and the surrounding area are renowned for their collection of quaint pubs, restaurants, and artisan boutiques.

Features

- Choice of two 2,000 sq ft layouts
- Or 4,000 sq ft space combined.
- Flexible workspace for up to 30/60 staff
- Breakout rooms and unisex bathrooms
- Energy efficient LED panel lighting
- Strong broadband connectivity
- Local shopping and healthcare facilities
- Estate meeting rooms available for hire
- New commercial grade carpeting throughout
- Tastefully decorated
- First floor climate control
- Efficiently designed building
- Low running costs
- Ample onsite parking
- Well-designed lighting and power layout
- On site help-desk for maintenance
- Intruder alarm ready
- 24-hour security

Location

The property is situated close to the A44 which provides fast access to Oxford (21 miles) and the A34 (15.5 miles) from where the M4 can be accessed. Banbury and Junction 11 of the M40 London to Birmingham motorway are also just 13 miles to the north-east.



Unit	Sq Ft	Sq M	Current Use	Rent Per Annum From	Purchase Price From	Service Charge Per Annum	Security Charge Per Annum	Rates Payable Per Annum	EPC
12	2,009	187	Class E	£22,000	£220,000	£3,639.63	£2,259.78	£9,348 (estimated)	B – 45
14	1,996	185		£22,000	£220,000	£3,639.63	£2,259.78	£9,348 (estimated)	B - 46



Available Units

Unit 12 is the middle unit at Roundway House. The suite, with its flexible space can accommodate up to thirty employees and includes a large meeting/board room on the first floor. The suite has been professionally redecorated, and the newly installed efficient LED lighting makes for a pleasant and cost-effective working environment. The double-glazed windows open for extra ventilation, and there is comfort heating and cooling on the first floor.

The unit also benefits from a kitchenette, rear access to private landscaped areas and nearby outdoor seating, as well as seven allocated car park spaces.

Unit 14 is the left corner unit at Roundway House and benefits from triple aspect windows and doors, allowing light and views of greenery to flood in.

Like 12, the unit benefits from flexible space and tasteful décor which can comfortably accommodate up to thirty employees, including two large offices on the first floor which can be either be used for breakout room or private offices. The suite has also been professionally redecorated, with newly designed and installed lighting for pleasant working environment. The first floor is climate controlled.

The unit also benefits from a kitchenette, the same rear access to private landscaped areas and nearby seating and seven allocated car parking spaces.

Cromwell Park Business Office is situated directly opposite Roundway House, and manages the estate's 24-hour security as well the sites maintenance. They can be contacted easily for any site issues and can arrange additional meeting rooms at a reasonable cost.



Terms

The office suites are offered on new fully repairing and insuring leases from £22,000 for each unit per annum or for sale from £220,000 per unit (on a long lease of 999 years commencing 29/09/1989).

A service and security charge is payable to cover 24-hour site security, maintenance, and insurance. Please enquire for further details.

Services

We understand that all main's services are connected to the premises, including gas. Services have been fully tested by qualified professionals and Certification can be produced on request.

Rates

The current rateable value for premises is £38,000 per annum for both Unit 12 & 14, with rates payable estimated at £9,348 based on the rateable value £19,000 per annum per unit. For further details please contact White Commercial.

VAT

This property is VAT registered and VAT will be added to all costs quoted.

Viewing

Viewings by appointment only, to be arranged via White Commercial.

For further information

Please contact Chris White and Harvey White

Email: chris@whitecommercial.co.uk and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000

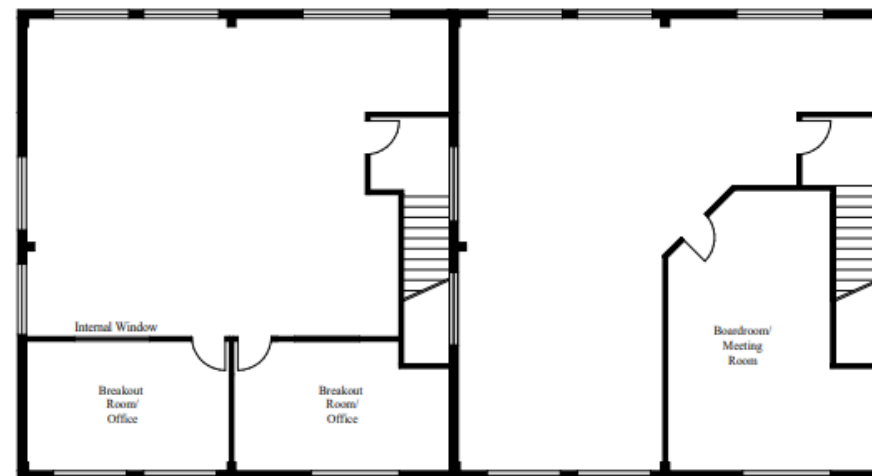


Chris White

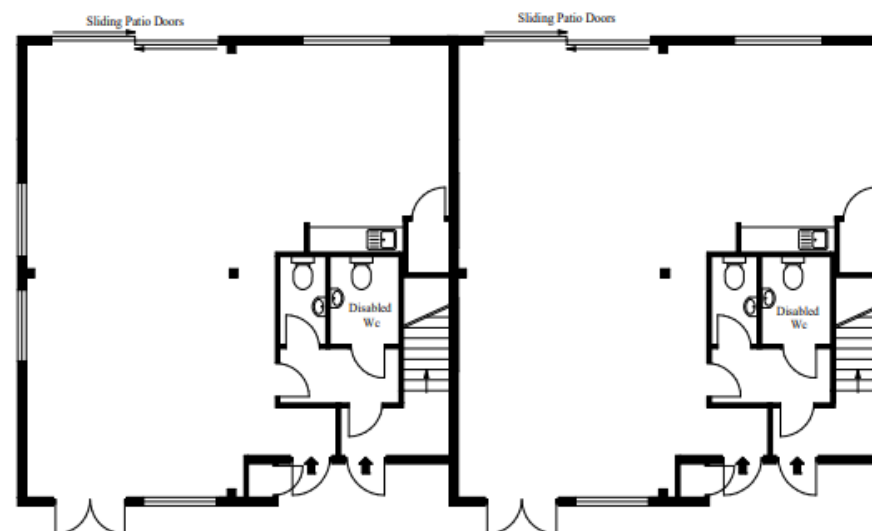
Harvey White

Unit 14

Unit 12



FIRST FLOOR



GROUND FLOOR

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. Please see www.whitecommercial.co.uk for our privacy policy. September 2023.