

**Modern Semi-Detached Office Building
Unit 15 Cromwell House
Chipping Norton, OX7 5SR**

TO LET / FOR SALE



1,921 sq ft (178.4 sq m)

TO LET - £19,000 per annum exclusive

VIRTUAL FREEHOLD FOR SALE – Offers in the region of £200,000

WHITE COMMERCIAL SURVEYORS LTD

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Sq Ft	Sq M	Rent Per Annum	Virtual Freehold	Service Charge PA	Security Charge PA	Building Insurance PA	Rateable Value	EPC
1,921	178.4	£19,000	£200,000 (Term - 999 years from 29/09/1989)	£3,959.72	£2,458.24	£310.61	£18,500	D - 76

Location

The property is located within the well-established Cromwell Business Park, a popular landscaped office development with its own security consisting of 27 modern office buildings. It is home to various UK Headquarters of multi-national operations, as well as local and regional businesses.

The property is approximately ½ mile from Chipping Norton Town Centre. Close by the A44 provides fast access to Oxford (21 miles) and the A34 (15.5 miles) from where access to the M4 can be gained. Banbury and the M40 are approx. 13 miles to the north. Aldi, an M&S Foodhall and Costa Coffee are all in very close proximity.

Description

The property provides an attractive, fully refurbished, semi-detached, two-storey brick-built building with tiled roof, casement windows and external doors.

The premises benefits from access to 7 allocated car parking spaces.

Accommodation (Measured in accordance with International Property Measurement Standard (IMPS 3))

Floor	Use	SQ M	SQ FT
Ground	Office	82.09	884
	WC	-	-
First	Office	89.99	969
	Store	1.7	18
	Store/Kitchen	4.62	50
		178.4	1,921

Terms and VAT

The property is available on a new fully repairing and insuring lease, at a rent of £19,000 per annum exclusive, subject to contract. VAT is chargeable.

The landlord could also consider leasing the building on a floor-by-floor basis, on effective fully repairing and insuring terms. Please enquire with White Commercial directly for further details in this regard.

The property is also available on a virtual freehold basis with offers invited in the region of £200,000. The term of the long-leasehold interest is 999 years from 29/09/1989.

Service Charge and Security Charge

A service charge is payable in respect of the maintenance, repair and cleaning of the shared areas of the wider estate, including landscaping, maintenance and cleaning of the car park. There is also a 24hr security service in place at the business park.

Services

We understand that all mains services are connected to the premises, but advise none of these services have been tested by the agents.

Viewing and further information

Please contact Chris White & Harvey White

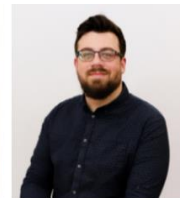
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Chris White



Harvey White

VIEWING AND 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. February 2023.