

# 15 Cromwell House Office Suites

Cromwell Business Park, Chipping Norton, OX7 5SR

TO LET – Ground Floor Office Suite



Suite	Sq Ft	Sq M	Rent PA	Service Charge PA	Security Charge PA	Building Insurance PA	Whole Building Rateable Value	EPC
Ground	884	82.12	£9,000	£1,822.17	£1,131.23	£142.94	£18,500	D - 76
First	1,037	99.34	£10,000	£2,137.55	£1,327.01	£167.67		

### 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 close proximity.

### Description

The property provides an attractive, refurbished, semi-detached, two-storey brick-built building with tiled roof, casement windows and external doors. LED lighting and new carpeting has been installed throughout, together with full redecoration.

WC's are shared, providing separate male and female toilet facilities to ground floor. Separate kitchen facilities are to be installed to both ground and first floors.

There are 7 car parking spaces, with 3 spaces to ground floor and 4 spaces to first floor.

### Services

Mains electricity, water and drainage are connected to the premises. None of these services have been tested by the agents.

### Terms & VAT

The office suites are available on new effective fully repairing and insuring leases at a rental as per the table above, on a per annum exclusive basis. VAT will be payable in addition.

The building could also be taken as a whole. Please contact White Commercial for further details and terms in this connection.

### Service Charge, Security Charge and Building Insurance

There is a service charge payable, as well as a 24hr security service, costs of which are detailed in the table above, apportioned on a per sq ft basis. A copy of the budget is available.

The lessor will insure the premises and will recover the premium from the lessee's annually in advance, apportioned per sq ft. The lessee will be responsible for contents insurance.

### Business Rates

The Rateable Value for the whole building is £18,500. The rateable values will therefore need to be reassessed for occupation on a floor-by-floor basis. It may be possible to claim a small business rates relief discount, subject to eligibility. Please contact the agents for details.

### Viewing and further information

Please contact Chris White & Harvey White

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Chris White

Harvey White

### 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](mailto:info@whitecommercial.co.uk) or call us on 01295 271000. Please see [www.whitecommercial.co.uk](http://www.whitecommercial.co.uk) for our privacy policy. May 2024.