

# CHIPPING NORTON

25 and 28 Fleetwood House,  
Chipping Norton, Fleetwood  
House, OX7 5DF



## OFFICE TO LET

**2,710 SQ FT**

- Open plan, flexible, accommodation
- Parking on site
- Air Conditioned
- Easily accessible with low traffic congestion



## Summary

<b>Available Size</b>	2,710 sq ft
<b>Rent</b>	£40,000 per annum approximately £14.75 per sq.ft
<b>Business Rates</b>	To be reassessed by the VOA.
<b>Service Charge</b>	To be confirmed.
<b>Car Parking</b>	Parking spaces TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	A (25)

## Description

The Suite comprises of offices arranged over the 1st floors of both 25 & 28 Cromwell Business Park - known as Fleetwood House. They are typical 90's modern offices and have been combined together at both ground and 1st floor level. The first floor is arranged as predominantly open plan accommodation in an 'L' shape configuration and features a number of partitioned offices / meeting rooms which could be easily reconfigured if desired. The offices are to be redecorated upon handover from the outgoing tenant and feature suspended ceilings with recessed lighting, air conditioning and carpeting throughout. The 1st floor is lift served and also benefits from two staircases between the units.

There are male & female WC facilities, and a small kitchen within unit 25. Parking is available immediately outside of the building.

## Location

Chipping Norton sits approximately 20 miles North West of Oxford and is often referred to as the gateway to the Cotswolds. It's easily accessible by car and nearby Kingham train station offers main line rail travel into Oxford and on to London Paddington. It is also only 20 minutes to Banbury and the M40.

Chipping Norton or 'Chippy', as it is known by locals, offers excellent local amenities and the bustling convenience of a working Cotswold market town yet is strategically placed for Oxford and the motorway network if required. Cromwell Business Park is well located just to the East and sits on a main road fed by the A44.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	2,710	251.77
<b>Total</b>	<b>2,710</b>	<b>251.77</b>

## Viewings

Strictly by appointment with the sole agents.

## EPC

EPC 'A' Rating

## Legal Costs

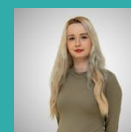
Each party is to bear their own legal costs.



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