



NORTH
COTSWOLD
SURVEYORS



TO LET

6B ESSEX HOUSE

CROMWELL BUSINESS PARK, CHIPPING NORTON
OX7 5SR

£9,900 per annum exclusive

- Modern Self-Contained Office Suite
- 945 sq ft (87.81 sq m)
- 3 Allocated Parking Spaces
- High Speed Broadband
- Popular North Cotswold Market Town
- Open Plan Office Space



6B Essex House
Cromwell Business Park
Chipping Norton, Oxfordshire OX7 5SR
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LOCATION

Cromwell Business Park occupies one of Chipping Norton's principal commercial locations and provides excellent access to the surrounding Midlands, Oxfordshire and Cotswolds. The town has become an increasingly desirable location for businesses, combining excellent transport links with an exceptional quality of life.

Nearby destinations include:

Soho Farmhouse
Daylesford Organic
Diddly Squat Farm
Estelle Manor
Chipping Norton town centre

ACCOMMODATION

The property comprises a modern self-contained first floor office suite accessed via its own private entrance and reception lobby.

The accommodation provides bright open plan office space together with a separate private office, kitchenette and two WC facilities. There are three car parking spaces with the property.

	Sq m	Sq ft
First Floor Office Space (Including Kitchenette)	87.81	945

Rent

£9,900 per annum exclusive plus VAT.

Lease

New lease available.
Flexible terms considered.

Business Rates

Rateable Value £13,500.
Small Business Rates Relief may be available.

EPC

C (61) valid until 24 April 2034.

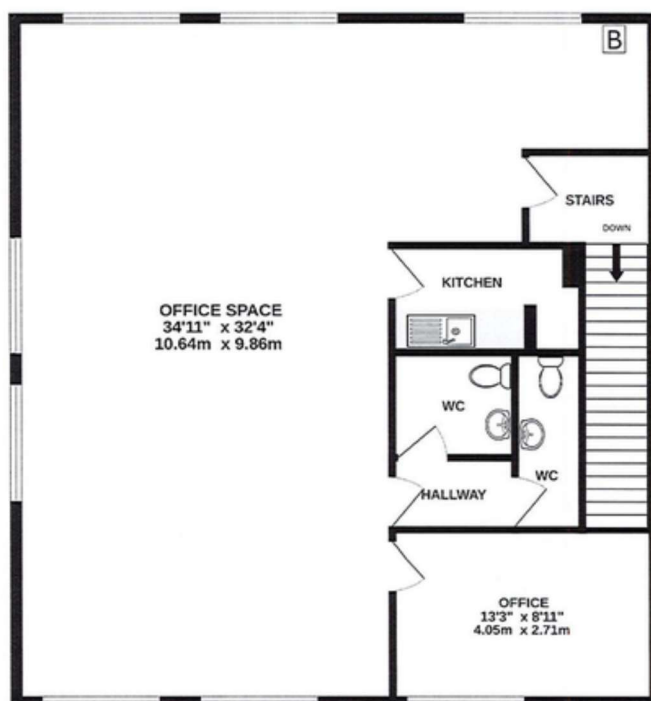
Service Charge

A service charge is payable towards the maintenance and management of the estate. More details on the service charge history available from the agent.

VAT

Applicable.





Destination	Distance
Oxford	20 miles
Banbury	13 miles
Moreton-In-Marsh	9 miles
Cheltenham	28 miles
M40 Junction 11	16 miles

VIEWINGS

Strictly by appointment through:

North Cotswold Surveyors

Commercial & Residential Property Consultants

Tel: 07779 095241

Email: info@northcotswoldsurveyors.co.uk



These particulars are provided in good faith and are intended as a guide only. They do not form part of any contract. All measurements, areas and distances are approximate. Interested parties should make their own enquiries and satisfy themselves as to all matters relating to the property, including tenure, services, planning, fixtures and fittings.