NORTH COTSWOLD SURVEYORS



TO LET

6B ESSEX HOUSE
CROMWELL BUSINESS PARK, CHIPPING NORTON
OX7 5SR

£9,400 per annum exclusive

INCENTIVES AVAILABLE

Subject to Lease Terms

- 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
£9,400 per annum exclusive

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
£9,400 per annum exclusive plus VAT.

Lease
New lease available - Incentives available subject to lease terms.
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.

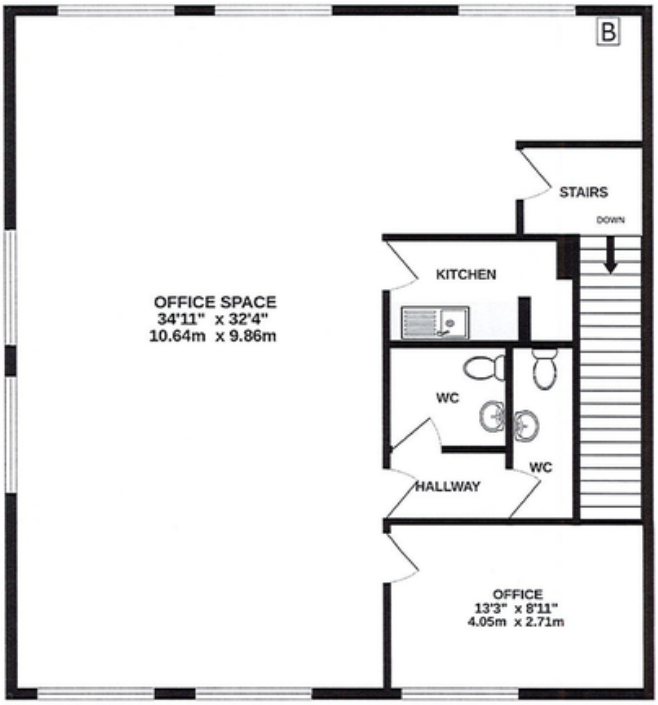
VAT
Applicable.

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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

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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.