

established 200 years

Taylor & Fletcher



8 Astley House, Cromwell Park, Chipping Norton OX7 5SR

£508 (From) Per Month

Three recently decorated office suites available with prices starting from £508/month + VAT

taylorandfletcher.co.uk

LOCATION

Chipping Norton is a picturesque, well known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of shops including a number of National High Street stores, independent boutiques, bookshops and antique shops as well as a number of coffee shops and eateries. There is also the recent addition of "The Living Room", a boutique cinema which has recently opened, in addition to close proximity to Daylesford Organic and Soho Farmhouse. Other facilities include a Hospital and Medical Centre, a Theatre, Swimming Pool and Leisure Centre, Golf Course and excellent Primary and Secondary Schools. The town is well placed for transport networks with the A44 running the town centre, with easy access to the M40, as well as rail networks including a direct train from Kingham Station (5 miles) to London Paddington.

OFFICE DESCRIPTION

Three recently re-decorated offices available to let immediately. One office on the ground floor with french doors to the carpark and its own kitchenette. Two offices on the 1st floor benefiting from a shared kitchenette, also on the first floor. W.C facilities for all the offices are on the ground floor. All 3 units benefit from allocated parking to the front.

Ground Floor Office 1 - 372.22 sq ft in total

1st Floor Office 4 - 390 sq ft in total

1st Floor Office 5 - 330 sq ft in total

TERMS

New lease available for a term of years to be agreed.

RENT

Office no 1 is £600 + VAT per month

Office no 4 is £601.25 + VAT per month

Office no 5 is £508.75 + VAT per month

RENT DEPOSIT

Equivalent to 3 months rent.

RESERVATION FEE

For a new lease, a reservation fee of £1,200 (inc. VAT) will be required and payable on the agreement of "Heads Of Terms", this will be returned on completion. If the tenant does not complete the lease, this may be held by the landlord to cover abortive costs.

SERVICE CHARGES

The annual rent includes service charge, heating, water, buildings insurance, security & cleaning of common parts. The service charge element may be increased during the lease term if costs rise, e.g. gas or site security charges.

REPAIRS

Internal repairing & insuring.

SERVICES

We understand mains Electricity, Gas, Water and Drainage are all connected. We have not tested any of the services.

EPC

The EPC rating is a D valid until 7 February 2031.

BUSINESS RATES

The current rateable value from 1 April 2026 for each office is:-

Office 1:- £5,400

Office 4:- £5,400

Office 5:- £4,600

LOCAL AUTHORITY

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, OX28 1PB. Tel: 01993 861000.

VIEWINGS

Strictly by appointment through Tayler and Fletcher Stow-on-the-Wold Contact: Oliver Evans: 01451 830 383 E-mail: oliver.evans@taylerandfletcher.co.uk

