



3 WORCESTER ROAD TRADING PARK, WORCESTER ROAD, CHIPPING NORTON, OXON OX7 5XW

WAREHOUSE/INDUSTRIAL UNIT WITH FIRST FLOOR OFFICES

- * Single and 3-phase electricity
- * Ground floor, kitchenette & WC
- * First floor offices
- * Forecourt car parking & loading

TO LET £12,500 per annum
GIA 1,075 sq ft (99.87 sq m)

Contact Clive Thompson

Brown & Co Banbury

07733 122017

clive.thompson@brown-co.com

BROWN & CO

Property and Business Consultants

brown-co.com

LOCATION

Unit 3 is situated on the Worcester Road Trade Park, approximately 1/2 mile west of the town centre on the A40 Moreton-in-the-Marsh road. The estate comprises 23 light industrial units in mature landscaping on the western edge of the town.

Chipping Norton is approximately 12 miles from Banbury, 18 miles from Oxford and 24 miles from Cheltenham. It is a busy tourist and market town in the Cotswolds and has a thriving local economy. The population is approximately 6,000.

DESCRIPTION

The Trade Park fronts the A44 and overlooks Bliss Mill. The units are of steel portal frame construction under a pitched profile steel roof incorporating translucent roof lights with elevations of profile steel cladding over brick work.

Unit 3 lies to the rear of the estate and is one of the smaller units and benefits from a mix of first floor office space and ground floor warehouse storage, wc and kitchenette. It has separate pedestrian and loading access.

ACCOMMODATION

Unit 3	m ²	ft ²
Ground floor	54.25	584
First floor offices	45.61	491
Overall Gross Internal Area	99.87	1,075

SERVICES

All mains services are connected with the exception of gas which is available in the road. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Small single businesses will be zero rated as the current value lies below the threshold for business rate payment.

Rateable Value	£9,800
----------------	--------

SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the estate. This charge is currently £560 plus VAT per annum.

BUILDINGS INSURANCE

The current annual charge to the tenant is £596.07 plus VAT.

RENT

£12,500 per annum.

EPC RATING

The property has an EPC rating of D.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 8-Sep-22.

TERMS

A new lease is available on a fully repairing and insuring basis for a term to be agreed by negotiation.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VAT

VAT will be charged on rent and service charge.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through sole agents: -

Clive Thompson
07733 122017
clive.thompson@brown-co.com

