

01295 273555 | [clive.thompson@brown-co.com](mailto:clive.thompson@brown-co.com)



## **UNIT 6 WORCESTER ROAD TRADING PARK**

Chipping Norton, Oxon, OX7 5XW

**TO LET £15,000 PAX**

Warehouse/Trade Counter Unit

- Single & three phase electricity
- Separate pedestrian and loading doors
- Parking
- EPC Rating D

**194.51 sq m (2,093 sq ft)**

## Location

The unit is situated on the Worcester Road Trade Park, approximately half a mile west of the town centre on the A40 Moreton-in-the-Marsh Road. The Estate comprises 23 light industrial units in mature landscaping.

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 the Bliss Mill. The unit is of steel portal frame construction under a pitched profile steel roof incorporating translucent roof lights with elevations of profile steel cladding over brickwork. There are separate pedestrian and loading doors.

## Accommodation

The property provides the following gross internal floor area.

Unit 6	sq m	sq ft
Ground floor	109.66	1,180
Description	84.85	913
<b>Total GIA</b>	<b>194.51</b>	<b>2,093</b>

## Rent

£15,000 per annum exclusive.

## Terms

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

## Services

Mains waters, single and three phase electricity are connected and there is drainage to a private system. Each unit has the provision of telephone lines for immediate connection. 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

Business rates will be the responsibility of the occupier. The premises has a Rateable Value of £12,500.

## Service Charge

There is a service charge levied to cover buildings insurance, communal water supply and drainage, security lighting and landscaping.

## Tenure

The Property is freehold and vacant possession will be given upon completion.

## VAT

It is understood that VAT is applicable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

## EPC Rating

The asset rating for this property is Band D. A full copy of the EPC is available at our offices.

## Viewing & Further Information

Strictly by appointment with the sole letting agent:-

### Brown & Co

Castle Link  
33 North Bar Street,  
Banbury  
Oxon OX16 0TH

Tel: 01295 273555

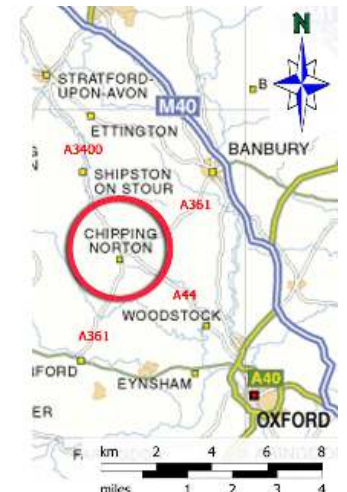
### Clive Thompson

01295 2220206

clive.thompson@brown-co.com



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