



## UNIT 23 WORCESTER ROAD TRADING PARK, WORCESTER ROAD, CHIPPING NORTON, OXFORDSHIRE OX7 5XW

WAREHOUSE/TRADE COUNTER UNIT WITH FIRST FLOOR MEZZANINE

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

**TO LET £30,000 Per Annum | 2,095 sq ft (194.63 sq m)**

Contact Clive Thompson

Brown & Co Banbury

01295 273555

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

**BROWN & CO**

Property and Business Consultants

[brown-co.com](http://brown-co.com)

## 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.

	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	109.72	1,181
First floor mezzanine	84.91	914
<b>Total GIA</b>	<b>194.63</b>	<b>2,095</b>

## RENT

£30,000 per annum exclusive.

## SERVICES

Mains water, drainage, single and three phase electricity are connected. 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 £11,750

## SERVICE CHARGE

There is a service charge levied to cover the maintenance of the common areas of the estate. The current charge for Unit 23 for the year ending 30<sup>th</sup> June 2023 is £1.080.

## EPC RATING

The property has an EPC rating of D. A full copy of the EPC is available at our offices.

## IMPORTANT NOTICES

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

## VAT

It is understood that VAT is applicable.

## VIEWING & FURTHER INFORMATION

Clive Thompson  
01295 220206  
clive.thompson@brown-co.com

