



UNIT 4 WORCESTER ROAD INDUSTRIAL ESTATE, CHIPPING NORTON, OXFORDSHIRE OX7 5XW

WAREHOUSE/INDUSTRIAL UNIT WITH FIRST FLOOR MEZZANINE

- Single and 3-phase electricity
- Separate pedestrian and loading doors
- Forecourt car parking and loading
- EPC rating D

TO LET £10,500 per annum | 1,094 sq ft (101.63 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 4 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 front 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 4 lies to the rear of the estate and is one of the smaller units. It has separate pedestrian and loading access.

ACCOMMODATION

The property provides the following gross internal floor area:-

Unit 4	m ²	ft ²
Ground floor	55.74	600
First floor mezzanine	45.99	494
Total GIA	101.63	1,094

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

The property may benefit from Small Business Rates Relief which may reduce the rates payable. Please contact the agents for more information.

Rateable Value	£5,500
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SERVICE CHARGE

A service charge is levied to cover the maintenance of the common areas of the estate. This charge is currently £540 per annum plus VAT.

BUILDINGS INSURANCE

The current annual charge to the tenant is £456.16 plus VAT

RENT

£10,500.00 per annum.

EPC RATING

The property has an EPC rating of D.

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 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

