



## UNIT 15 WORCESTER ROAD TRADING PARK , WORCESTER ROAD , CHIPPING NORTON , OXFORDSHIRE, OX7 5XW

MODERN WAREHOUSE / TRADE COUNTER

- 3 phase electricity
- Sectional overhead loading door
- Forecourt parking
- EPC rating E

**TO LET £15,000 pax | 113.25 sq m (1,219 sq ft)**

Contact Clive Thompson

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**BROWN & CO**

Property and Business Consultants  
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## LOCATION

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 unit is situated on the Worcester Road Trading Park, approximately 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 on the Western edge of the town.

## ACCOMMODATION

Measurements taken on a gross internal area basis in accordance with the guidelines as set out by the RICS.

Unit 15	m <sup>2</sup>	ft <sup>2</sup>
Ground floor warehouse	113.25	1,219

## SERVICES

Mains water, drainage, single and 3 phase electricity are connected. We have not carried out tests on any of these services or appliances and interested parties should arrange their own test to ensure they are in working order.

## BUSINESS RATES

Rateable Value: £10,500. Small single businesses should benefit from zero rating currently.

## SERVICE CHARGE

A service charge is levied on the estate to maintain the common areas and the current charge for the unit is £1,060.

## BUILDINGS INSURANCE

The buildings insurance will be undertaken by the landlord and the cost recovered from the tenant. The current charge is £541.61 per annum.

## EPC RATING

The property has an EPC rating of E

## 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 is to bear their own legal costs in this transaction.

## VAT

VAT is applicable and will be charged on the rent and service charge.

## IMPORTANT NOTICES

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## VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents Brown & Co on:

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