



Country Estates

Professional Properties, for Professional Businesses



CROMWELL PARK

CHIPPING NORTON, OXFORDSHIRE

A UNIQUE COUNTRYSIDE DEVELOPMENT

BUSINESS SPACE FROM 123 TO 18,500 SQ.FT*

*GROSS EXTERNAL



CROMWELL PARK

PRIME LOCATION UNITS IN A COURTYARD ENVIRONMENT

These high quality self contained buildings have the benefit of unrestricted 'B1 Business Use' which allows use as offices and/or clean production processes. The two storey buildings are mostly open plan and designed for maximum flexibility. Single floor units are also available.

All occupiers enjoy allocated parking close to each building. Park street lighting is provided under the estate management operation.

A unique opportunity in this area - new business units in an attractively landscaped edge of town location, yet within easy access of all day to day facilities. The existing phase of the Park is already home to local and international companies including high-tech industries, finance and marketing. They enjoy the quiet working atmosphere, the light-filled spacious accommodation, the lack of traffic congestion and the sheer quality of life in a country location.

■ **Cromwell Business Centre**

The Cromwell Business Centre offers business suites complete with all communications and broadband facilities installed. Our modern, refurbished and part furnished offices are ideal for start-ups and established businesses. With our flexible packages, our business suites offer an attractive, value added proposition for your business. Please see the dedicated centre brochure or our website for current suite availability.

■ **Estates Management**

The maintenance of the gardens, paths and parking areas, together with cleaning of the building exteriors, are directly controlled by Country Estates' 'Award winning' estate management team. The garden areas are maintained by the Park's own gardeners who are on site several times each week. Our Estates Manager is on site regularly and can offer advice and help to resolve any problems that may arise.

■ **Security**

The park has its own uniformed security guard on patrol every night of the year. Out of hours the secure barrier gives peace of mind and the regularly maintained 24 hour CCTV system provides extra back up if needed.



Country Estates

Professional Properties, for Professional Businesses

Site Plan

- Existing Phase
- Completion Phase
- Cromwell Business Centre

Design and Build opportunities available (subject to planning)



Specifications

- Brickwork elevations
- Thermally insulated
- A pitched slate roof
- Low maintenance exteriors
- Solid concrete ground floors and stairs
- High quality heavy duty carpets/tiles
- Double doors for easy ground floor access
- Suspended ceilings
- Recessed Category Two lighting
- Three phase power supply

Meeting Room

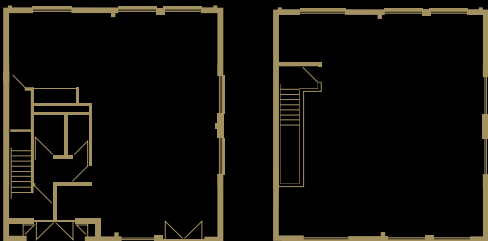
Meeting room facilities are available within the business centre for hire by anyone on or off the park.

Terms

Competitive rental or purchase terms are available on request.

Design and Build

There are some design and build opportunities available. We can meet a company's individual needs and provide involvement in the internal layout, lighting and any other special requirements that may be needed. If you would like to discuss this, would like a viewing, or need any other information then please contact our Sales Office who will be happy to help you.



Ground / First Floor

Plans are typical examples of a 2,600 sq.ft unit

First Floor

Plans are typical examples of units in blocks H and L



CHIPPING NORTON

The Park is a five minute walk from the town centre. "The Gateway to the Cotswolds" is a thriving old market town with a good range of shops, banking, a theatre and recreational facilities. The town is 20 minutes from Banbury (junction 11 of the M40), 30 minutes from Oxford, and has a high speed train service to London Paddington from nearby Charlbury.

Residents enjoy a good quality of life, with a lack of traffic congestion, good schools and lovely village homes and lifestyles.

There are a number of good quality and challenging golf courses within a short drive from the Park.

■ Directions

The Park lies on the A44 (old A361) Banbury Road, ¼ mile east of Chipping Norton and is well signposted on the highway signs as "Cromwell Business Park".

SatNav: Cromwell Park OX7 5SR



Country Estates

Professional Properties, for Professional Businesses

SALES AND HEAD OFFICE

Kingfisher House, 17 Albury Close, Reading RG30 1BD

Tel. 0118 950 8366

Fax. 0118 959 5857

Email. sales@countryestates.co.uk

Web. www.countryestates.co.uk

CROMWELL BUSINESS CENTRE SALES OFFICE

Cromwell Business Centre, Fairfax House, Cromwell Park,
Banbury Road, Chipping Norton OX7 5SR

Tel. 01608 648650

Fax. 01608 648653

Email. sales@countryestates.co.uk

Web. www.countryestates.co.uk

Visit our website for Property investments and up to date availability on all our sites in Southern England.

The paper used in this literature is manufactured from ECF (Elemental Chlorine Free) pulp, sourced from sustainable forests and plantations. It is totally recyclable, biodegradable and acid free.

No responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warrant whatever is made or given either during negotiations, in particulars or elsewhere and applicants should satisfy themselves as to the accuracy of all information furnished to them.

