

Unit B

Chawley Park, Cumnor Hill, Cumnor, Oxford, OX2 9GG



TO LET

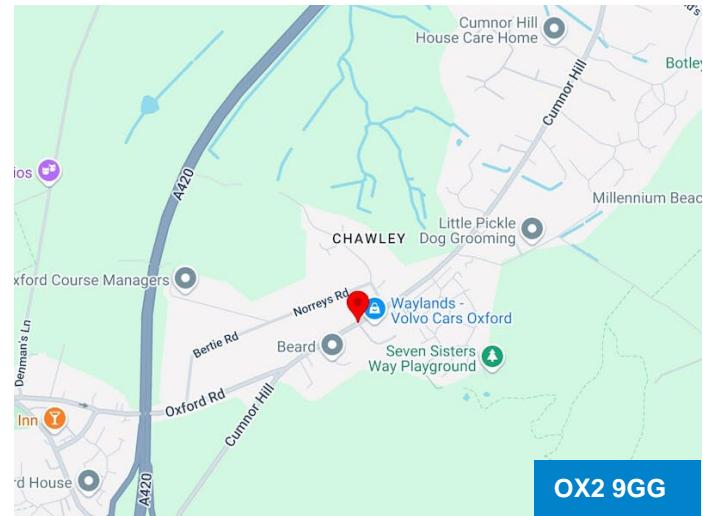
4,297 SQ FT
(399.20 SQ M)

£30 PER SQ FT

Fully Refurbished Modern
Ground Floor Office with
Car Parking
Situated in an attractive
setting with good access

to Ring Road/A34/A420

- Newly Refurbished
- New Air Conditioning
- Good Natural Light
- LED lighting
- Attractive Setting
- 14 Parking Spaces



Summary

Available Size	4,297 sq ft
Rent	£30 per sq ft
Business Rates	To be assessed
Service Charge	Upon Application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The accommodation comprises fully refurbished ground floor office accommodation. Amenities include:

- New Air conditioning • New carpeting • New suspended ceiling with recessed LED lighting.
- Raised flooring • Data cabling • Male and female WCs.
- 14 car parking spaces.

Location

The property is situated on a small business park located on Cumnor Hill and lying approximately a mile from Botley and the A34 (Oxford Ring Road). Oxford city centre is approximately 3 miles to the north east.

Cumnor Hill is an attractive mixed commercial and residential area and is served by amenities in Cumnor Village and Botley.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,297	399.20	Available
Total	4,297	399.20	

VAT

All figures exclude VAT where chargeable.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with Chaston Conway.

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