

# Unit B

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



## TO LET

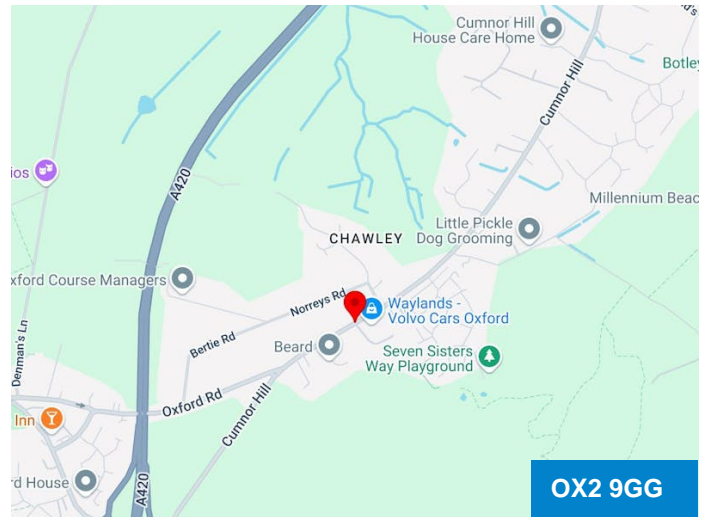
4,297 SQ FT  
(399.20 SQ M)

**£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
<b>Total</b>	<b>4,297</b>	<b>399.20</b>	

## 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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