

Unit B

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



**CONWAYS
COMMERCIAL**
PROPERTY CONSULTANTS



TO LET

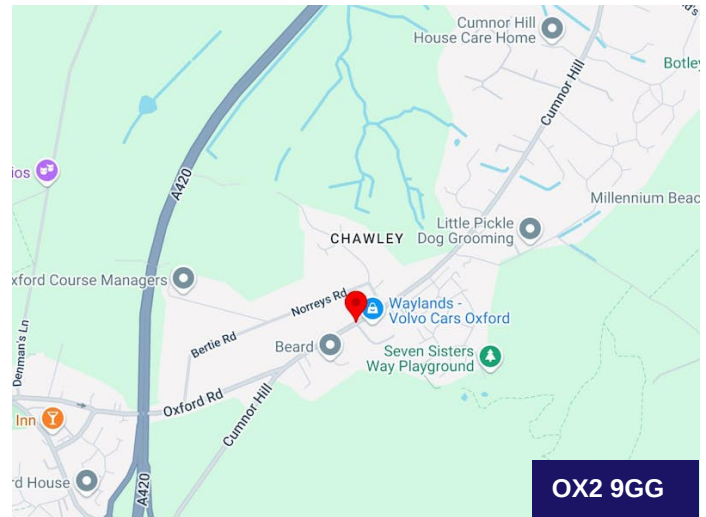
4,297 SQ FT
(399.20 SQ M)

£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

conwayscommercial.co.uk
01865 302 610



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 Conways Commercial.



Martin Conway

01865 302610

07816 757530

martin@conwayscommercial.co.uk

Conways Commercial for itself and as agent for the vendor or lessor (as appropriate) gives notice that:

1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
3. All statements in these particulars are made without responsibility on the part of Conways Commercial or the vendor or lessor. No statement in these particulars is to be relied upon as a statement or representation of fact.
4. Neither Conways Commercial nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
5. Amounts quoted are exclusive of VAT if applicable. Interested parties should take independent advice as to the VAT position of this property.
6. Any areas, measurements or distances are only approximate and are given without responsibility.

SUBJECT TO CONTRACT Generated on 30/07/2025

