

# Quality Offices

9 Astley House, Cromwell Business Park  
Chipping Norton, OX7 5SR



**1,821 sq ft**  
**For Sale - £220,000**

**WHITE COMMERCIAL SURVEYORS LTD**

Charter Court, 49 Castle Street  
Banbury, Oxfordshire, OX16 5NU

**01295 271000**

[whitecommercial.co.uk](http://whitecommercial.co.uk)



Sq Ft	Floors	Use	For Sale	Service Charge per annum	Building Insurance per annum	2017 VOA Rateable Value	EPC Rating
1,821	2	Offices	£220,000	Approx. £3,120.00	Approx. £640.00	£17,750	E - 105



### LOCATION

The property is located in the Cromwell Business Park on the Banbury Road which is approx. ½ mile from Chipping Norton Town Centre. Close by the A44 provides fast access to Oxford (21 miles) and the A34 (15.5 miles) from where access to the M4 can be gained. Banbury and the M40 are approx. 13 miles to the north.

Chipping Norton is a busy market town with numerous pubs and restaurants and local shops including Sainsburys, The Co-op, M&S Food store, Costa Coffee and Boots all within walking distance of the property.

Cromwell Business Park is a popular landscaped office development with its own gardeners and security consisting of 27 modern office buildings. It is home to UK Headquarters of multi-national operations as well as local and regional businesses.

### DESCRIPTION AND FEATURES

The property provides an attractive, modern, mid terrace two-storey brick building with tiled roof and casement windows and external doors.

The offices are largely open plan at ground floor, with glass partitioned offices and meeting room at first floor. The accommodation is newly re-carpeted with vertical window blinds, suspended ceilings with Cat II lighting and gas central heating (with new boiler). Facilities include a kitchenette and male and female toilets which have been upgraded by the current owners.

W773

### EPC

The EPC rating for the property is E – 105.

### SERVICES

We understand that all main services are provided to the property excluding gas. None of the above services have been tested by the agents.

### ACCOMMODATION

Net internal area measured in accordance with the current R.I.C.S. Code of Measuring Practice.

Floor	Use	Sq M	Sq Ft
Ground	Office	70.76	762
First	Offices	98.40	1,059
<b>TOTAL</b>		<b>169.16</b>	<b>1,821</b>

### TERMS

#### Virtual Freehold for Sale

The premises are available on a virtual freehold basis – a 999 year lease which commenced in September 1989 at a price of £220,000. There is a ground rent payable of £200 per annum. A copy of the lease is available from White Commercial.

#### Service Charge & Building Insurance

A service charge of approximately £3,120.00 per annum is payable in respect of the maintenance and cleaning of shared areas of the premises including landscaping, maintenance and cleaning of the car park. Building insurance is approximately £640.00 per annum. Further details are available from White Commercial Surveyors.

#### Rates

We understand from the Valuation Office 2017 Rating List that the rateable value for the property is £17,750. Further information regarding rates payable is available from White Commercial Surveyors.

#### VAT

All prices quoted exclude any VAT which is not payable in addition.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

#### VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the agent White Commercial Surveyors.  
Contact: Chris White [chris@whitecommercial.co.uk](mailto:chris@whitecommercial.co.uk)

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract.

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01295 271000