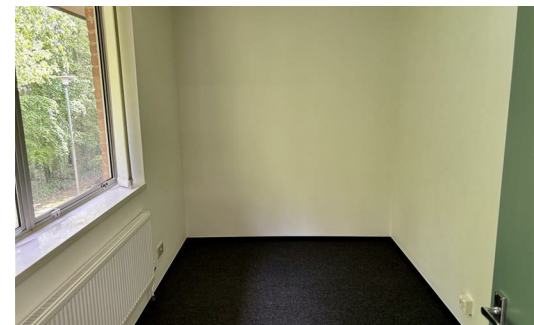


established 200 years

Tayler & Fletcher



8 Astley House Cromwell Park, Chipping Norton OX7 5SR

£508 (From) Per Month

Two recently decorated office suites available with prices starting from £508/month + VAT

Deposit

taylerandfletcher.co.uk

LOCATION

Chipping Norton is a picturesque, well known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of shops including a number of National High Street stores, independent boutiques, bookshops and antique shops as well as a number of coffee shops and eateries. There is also the recent addition of "The Living Room", a boutique cinema which has recently opened, in addition to close proximity to Daylesford Organic and Soho Farmhouse. Other facilities include a Hospital and Medical Centre, a Theatre, Swimming Pool and Leisure Centre, Golf Course and excellent Primary and Secondary Schools. The town is well placed for transport networks with the A44 running the town centre, with easy access to the M40, as well as rail networks including a direct train from Kingham Station (5 miles) to London Paddington.

OFFICE DESCRIPTION

Two recently redecorated, first floor offices available to let immediately, benefiting from a shared kitchenette, also on the first floor, and W.C facilities on the ground floor. Both units benefit from allocated parking to the front.

Office 4 Astley House - 390 sq ft in total

Office 5 Astley House - 330 sq ft in total

TERMS

New lease available for a term of years to be agreed.

RENT

Office no 4 is £601.25 + VAT per month

Office no 5 is £508.75 + VAT per month

RENT DEPOSIT

Equivalent to 3 months rent.

RESERVATION FEE

For a new lease, a reservation fee of £1,200 (inc. VAT) will be required and payable on the agreement of "Heads Of Terms", this will be returned on completion. If the tenant does not complete the lease, this may be held by the landlord to cover abortive costs.

SERVICE CHARGES

The annual rent includes service charge, heating, water, buildings insurance, security & cleaning of common parts.

The service charge element may be increased during the lease term if costs rise, e.g. gas or site security charges.

REPAIRS

Internal repairing & insuring.

SERVICES

We understand mains Electricity, Gas, Water and Drainage are all connected. We have not tested any of the services.

EPC

The EPC rating is a D valid until 7 February 2031.

BUSINESS RATES

Office 4:- The current rateable value from 1 April 2026 is £5,400

Office 5:- The current rateable value from 1 April 2026 is £4,600

LOCAL AUTHORITY

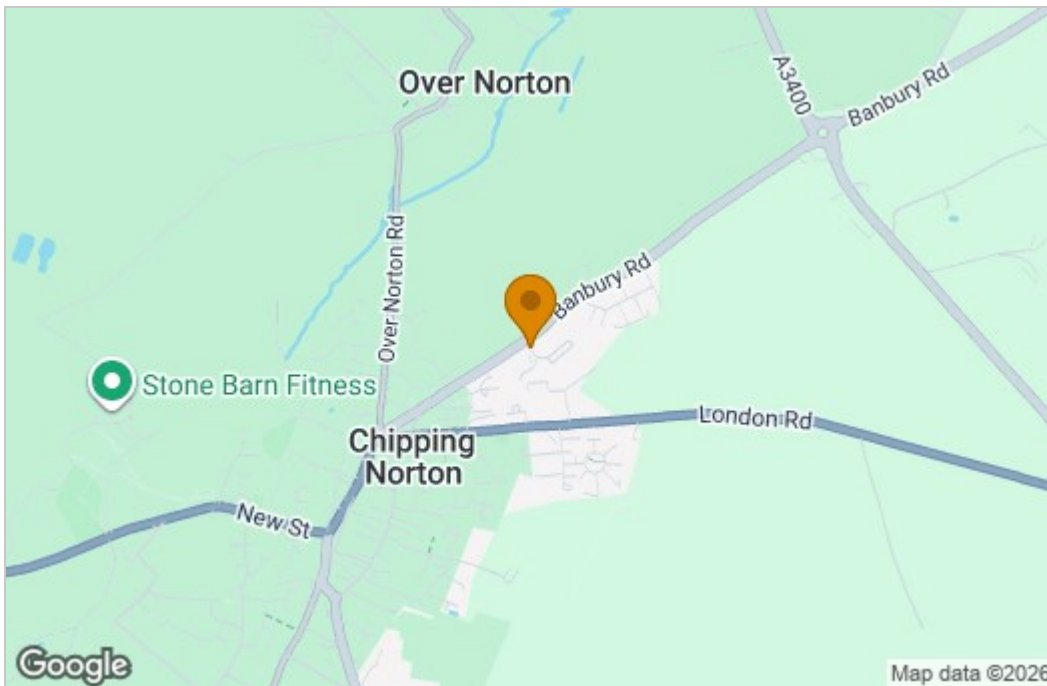
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, OX28 1PB. Tel: 01993 861000.

VIEWINGS

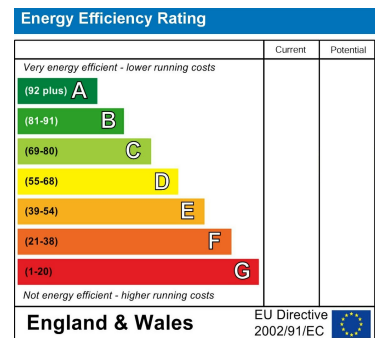
Strictly by appointment through Tayler and Fletcher Stow-on-the-Wold Contact: Oliver Evans: 01451 830 383 E-mail: oliver.evans@taylerandfletcher.co.uk

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.