

SMALL TRADE COUNTER UNIT WITH A MEZZANINE FLOOR

UNIT 5 WORCESTER ROAD TRADING PARK, CHIPPING
NORTON, OX7 5XW

- 3 phase electricity
- Mezzanine first floor
- Seperate pedestrian & Loading doors
- EPC Rating E

TO LET - £21,000 PAX | 1,835 ft² (170.47 m²)

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LOCATION

centre on the A40 Moreton-in-the-Marsh Road. The Estate comprises 23 light industrial units set within attractive landscaped surroundings, providing an excellent working environment on the town's western edge.

Chipping Norton is a thriving Cotswold market town with a strong local economy and a growing population of approximately 8,600. Strategically located, the town benefits from excellent connectivity - just 12 miles from Banbury, 18 miles from Oxford, and 24 miles from Cheltenham - making it an ideal base for businesses looking to access the wider region.

DESCRIPTION

The Trade Park fronts the A44 and overlooks the Bliss Mill. The unit is of steel portal frame construction under a pitched profile steel roof incorporating translucent roof lights with elevations of profile steel cladding over brickwork. There are separate pedestrian and loading doors.

ACCOMMODATION

The property provides the following gross internal floor area.

Unit 5	sq m	sq ft
Ground floor	111.48	1,200
Mezzanine	58.99	635
Total GIA	170.47	1,835

SERVICES

Mains water, single and 3 phase electricity are connected and there is drainage to a private system. Each unit has the provision of telephone lines for immediate connection. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Business rates will be the responsibility of the occupier and we have been advised that the Rateable Value from 1st April 2023 is £12,500.

LEASE & RENTAL TERMS

A new lease is available on a fully and insuring basis for a term to be agreed by negotiation at a rental of £21,000 per annum plus VAT payable quarterly in advance

EPC

The property has an EPC rating of E.

VAT

VAT will be charged on the rent and service charge.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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Clive Thompson

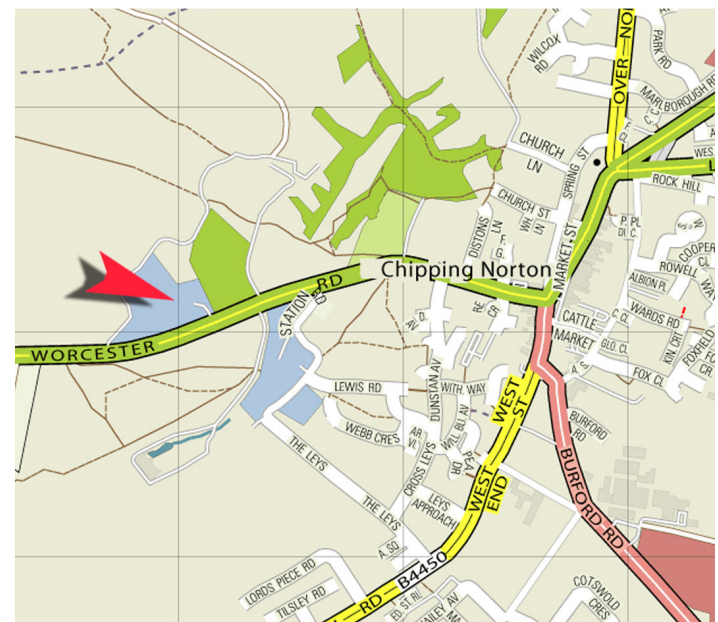
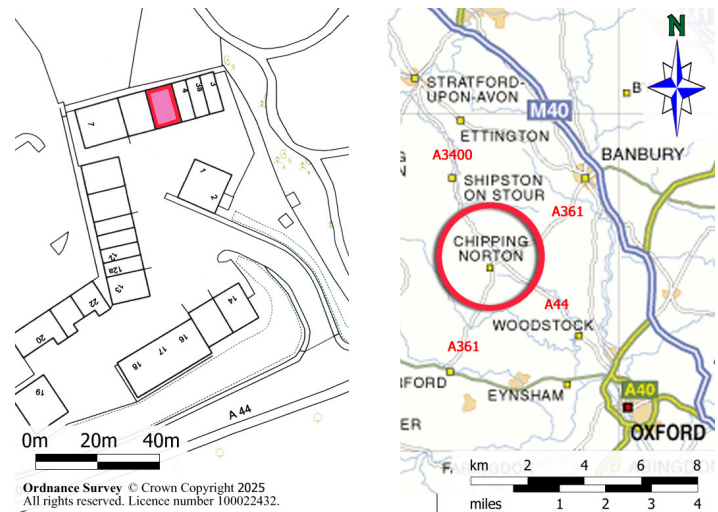
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