



Unit 24B

Monument Business Park, Chalgrove, OX44 7RW

Industrial unit on an established business park.

900 sq ft
(83.61 sq m)

- Open plan warehouse
- WC
- Kitchenette
- Lighting
- Allocated parking

Unit 24B, Monument Business Park, Chalgrove, OX44 7RW

Summary

Available Size	900 sq ft
Rent	£14,880 per annum
Rateable Value	£8,699
Service Charge	£1,032.32 per sq ft
EPC Rating	C (63)

Location

Situated on the B480 approximately 9 miles south-west of Oxford and 7 miles from Junction 7 of the M40, Chalgrove is an attractive village offering the dual advantages of a pleasant rural environment and good communications on a local and national level. Locally good access is provided to Oxford, Wallingford, Abingdon and Thame, whilst, on a national level, swift communications are provided onto the M40, A40, A4074 and A34 trunk roads. The village is home to a growing residential population and is expected to undergo further commercial expansion over the coming years.

Within Chalgrove, the subject property is located within Monument Business Park off Warpsgrove Lane and opposite Chalgrove Airfield. The Park is set in an idyllic location and benefits from picturesque countryside views

Description

The property comprises an open plan unit incorporating a small kitchenette, WC and lighting. There is parking to the front of the unit. Suitable for small businesses or general storage. The industrial estate benefits from a wide mix of tenants, plus serviced office provision and a cafe on site.

Please note: The current image is of Unit 23b – internal of 24b is delivered to a similar specification.

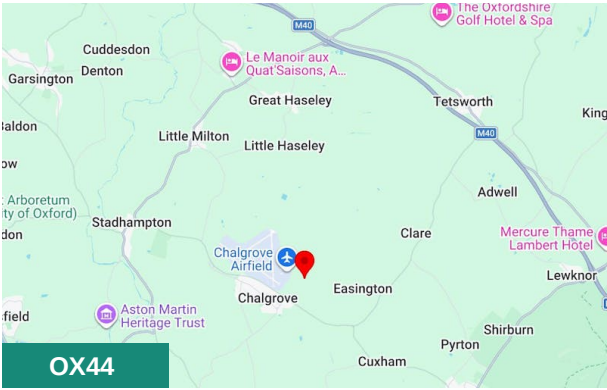
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 24b	900	83.61	Available
Total	900	83.61	

Terms

Occupation will be granted on the basis of a new full repairing and insuring lease for a term to be agreed, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.



Viewing & Further Information



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