



Unit 57 & 58 Monument Business Park

Warpsgrove Lane, Chalgrove, OX44 7RW

**Flexible Business Units In A
Strategic Commercial
Location Available
Individually Or Combined**

1,400 to 4,427 sq ft
(130.06 to 411.28 sq m)

- Front loading door
- Ample on-site parking
- Self-contained
- Strategic location
- Situated within an established business park

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Summary

Available Size	1,400 to 4,427 sq ft
Rent	£16,800 - £19,476 per annum
Business Rates	Rateable Value: Unit 53 - £17,250 / Unit 56 - £9,400 / Unit 57 - £12,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	An Estate Service Charge will be payable, please enquire
EPC Rating	Property graded as D-E

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 Charlgrove, 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 consists of three self-contained business units arranged within a terrace of six units, constructed with a portal frame under a pitched roof. Internally, each unit features a concrete ground floor and first-floor accommodation with varying layouts and specifications. All units benefit from self-contained kitchen and WC facilities.

Externally there is a tarmacadam forecourt to the front of the property with access to parking provisions.

Within Monument Business Park there is an on-site cafe, landscaped gardens and further parking provisions.

Accommodation

The accommodation comprises the following Gross Internal Areas:

Name	sq ft	sq m	Rent	Service charge	Availability
Unit - 56	1,404	130.44	-	On Application	Let
Unit - 57	1,623	150.78	£19,476 /annum	£2,180 /annum	Let
Unit - 58	1,400	130.06	£16,800 /annum	£2,400 /annum	Under Offer
Total	4,427	411.28			

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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